LOT 125
IN OR 2222/1516
AMELIA CONCOURSE SUB #1

BACHAND MARK & ANN
95061 LILAC DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0125-0000

BUILDING CHARACTERISTICS

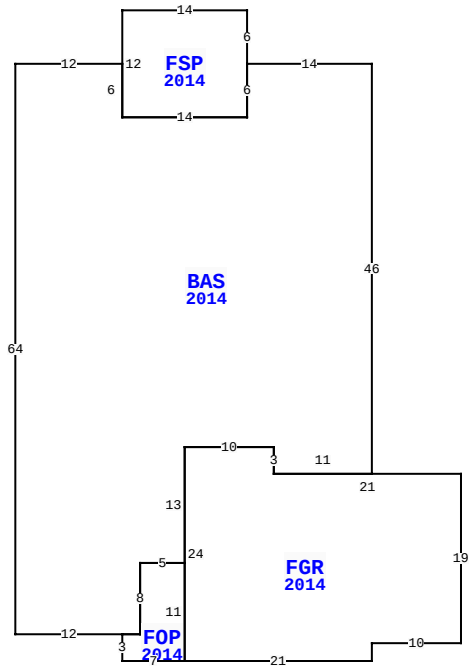
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2014	2,028	219,862
FGR	661	55	2014	364	39,463
FOP	61	30	2014	18	1,952
FSP	168	40	2014	67	7,264
TOTALS	2,918			2,477	268,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	113.7024	113.70	281,635	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2019 Heated Area: 2028 HX Base Yr 2019



BLD DATE	03/29/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/23/2025 MLU
AG DATE	

95061 LILAC DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,539
TOTAL MARKET OB/XF VALUE		8,715
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		362,254
SOH/AGL Deduction		118,108
ASSESSED VALUE		244,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,424
TOTAL JUST VALUE		362,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429177	ADDITION	750	08/01/2014
B1428538	CO ISSUED	0	07/22/2014
B1428538	NEW CONSTR	255,923	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/1516	8/28/2018	WD	Q	I	01	250,000
GRANTOR: PAVLIK NICHOLAS M & A						
GRANTEE: BACHAND MARK & ANN						
1930/1649	7/29/2014	SW	Q	I	01	214,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PAVLIK NICHOLAS MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FSP=[YR=2014] N6 W14 S12 E14 N6 $ S6 W14 N6 W12 S64 E12 FOP=[YR=2014] S3 E7 FGR=[YR=2014] E21 N2 E10 N19 W21 N3 W10 S24 $ N11 W5 S8 W2 $ E2 N8 E5 N13 E10 S3 E11 N46 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	2014	2014	3	94	4,145	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2014	2014	3	85	4,570	

LAND DESCRIPTION

TOTAL OB/XF 8,715

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS