LOT 7
IN OR 1833/175
EX MINERAL RIGHTS PT 1826/1193

SHOOK ROBERT P SR & LINDA A
95028 LAVENDER LN
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0007-0000

BUILDING CHARACTERISTICS

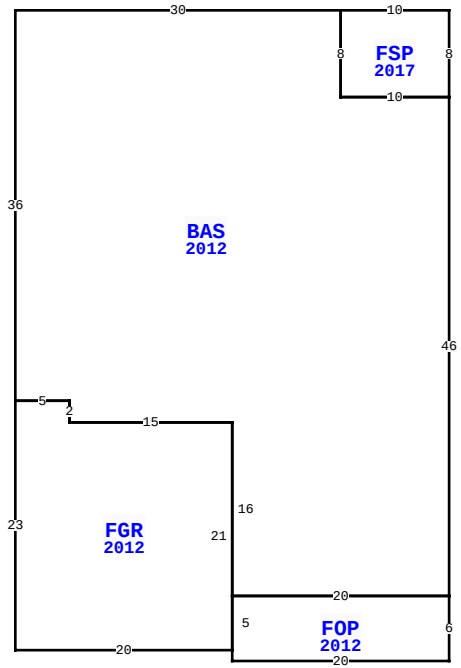
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,750	100	2012	1,750	200,337
FGR	430	55	2012	236	27,017
FOP	120	30	2012	36	4,121
FSP	80	40	2017	32	3,663
TOTALS	2,380			2,054	235,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	116.1741	121.98	250,547	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2016 Heated Area: 1750 HX Base Yr 2016



95028 LAVENDER LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,138
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		320,138
SOH/AGL Deduction		113,950
ASSESSED VALUE		206,188
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,777
TOTAL JUST VALUE		320,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26355	CO ISSUED	0	12/18/2012
M1217668	H/AC	0	10/01/2012
B26355	NEW CONSTR	202,248	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/0175	12/26/2012	WD	Q	I	01	163,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHOOK ROBERT P SR &						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W10 BAS=[YR=2012] W30 S36 FGR=[YR=2012] S23 E20 FOP=[YR=2012] S1 E20 N6 W20 S5 $ N21 W15 N2 W5 $ E5 S2 E15 S16 E20 N46 W10 N8 $ S8 E10 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS