LOT 13
IN OR 1893/1421
EX MINERAL RIGHTS PT 1826/1193

WILSON KEVAN M & STEPHANIE M
95101 LAVENDER LN
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0013-0000

BUILDING CHARACTERISTICS

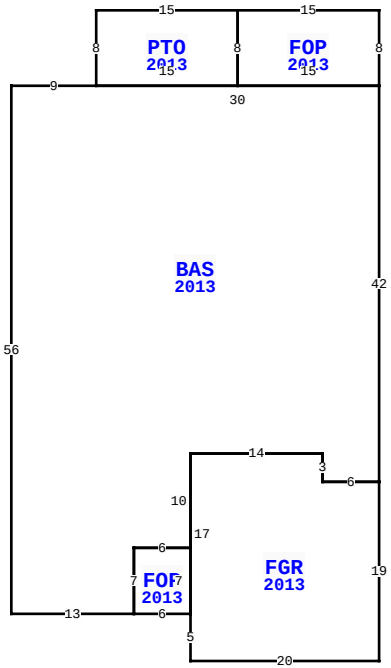
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,820	100	2013	1,820	216,247
FGR	422	55	2013	232	27,565
FOP	42	30	2013	13	1,545
FOP	120	30	2013	36	4,277
PTO	120	5	2013	6	713
TOTALS	2,524			2,107	250,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	120.1872	126.20	265,903	2013	2013	0	0	0	5.85	94.15

1 SINGLE FAM 100% - 2014 Heated Area: 1820 HX Base Yr 2014



95101 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		250,348
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		335,348
SOH/AGL Deduction		129,750
ASSESSED VALUE		205,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,187
TOTAL JUST VALUE		335,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327472	CO ISSUED	0	12/03/2013
P1316754	NEW CONSTR	0	08/01/2013
B1327472	NEW CONSTR	211,621	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1893/1421	12/06/2013	SW	Q	I	01	181,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILSON KEVAN M & ST						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W15 PTO=[YR=2013] W15 S8 BAS=[YR=2013] W9 S56 E13 FOP=[YR=2013] E6 FGR=[YR=2013] S5 E20 N19 W6 N3 W14 S17 $ N7 W6 S7 $ N7 E6 N10 E14 S3 E6 N42 W30 $ E15 N8 $ S8 E15 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