LOT 17
AMELIA CONCOURSE SUB #1
PB 7/183

KITTS LESLY
95057 LAVENDER LN
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0017-0000

BUILDING CHARACTERISTICS

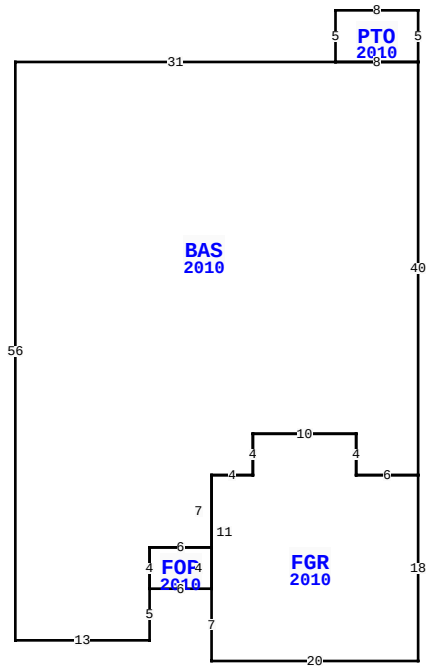
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,770	100	2010	1,770	200,576
FGR	400	55	2010	220	24,931
FOP	24	30	2010	7	793
PTO	40	5	2010	2	227
TOTALS	2,234			1,999	226,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	116.1741	121.98	243,838	2010	2010	0	0	0	7.10	92.90

1 SINGLE FAM 0% - 0 Heated Area: 1770 HX Base Yr



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

95057 LAVENDER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,526
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	311,526
SOH/AGL Deduction	0
ASSESSED VALUE	311,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,526
TOTAL JUST VALUE	311,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24030	CO ISSUED	0	01/03/2011
M15753	H/AC	0	11/01/2010
E23010	NEW CONSTR	0	10/01/2010
B24030	NEW CONSTR	191,450	10/01/2010
P14488	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/1776	9/10/2020	WD	Q	I	01	254,500
GRANTOR: PHILLIPS KATRINA R						
GRANTEE: KITTS LESLY						
2010/1083	9/28/2015	QC	U	I	11	100
GRANTOR: PHILLIPS JOHN L & KAT						
GRANTEE: PHILLIPS KATRINA R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W8 S5 BAS=[YR=2010] W31 S56 E13 N5
FOP=[YR=2010] E6 FGR=[YR=2010] S7 E20 N18 W6 N4 W10 S4 W4 S11 $ N4 W6 S4 $ N4 E6 N7 E4 N4 E10 S4 E6 N40 W8 $ E8 N5 $.

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	0		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