LOT 116
AMELIA CONCOURSE SUB #1
PB 7/183

MAGALSKI PAUL HARRY L/E/
95034 LILAC DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0116-0000

BUILDING CHARACTERISTICS

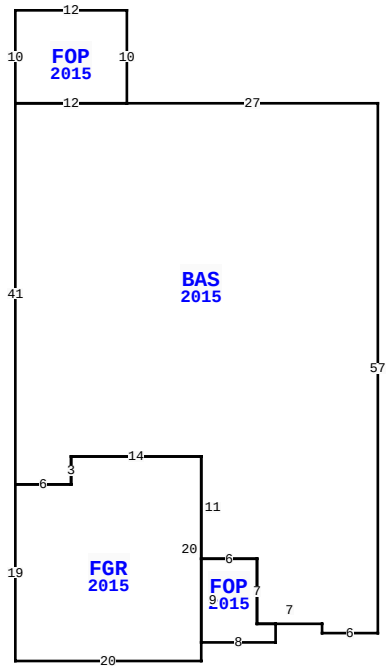
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,806	100	2015	1,806	210,383
FGR	422	55	2015	232	27,026
FOP	58	30	2015	17	1,981
FOP	120	30	2015	36	4,193
TOTALS	2,406			2,091	243,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	116.1741	121.98	255,060	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2025 Heated Area: 1806 HX Base Yr 2025



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

95034 LILAC DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,582
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		328,582
SOH/AGL Deduction		185,390
ASSESSED VALUE		143,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,781
TOTAL JUST VALUE		328,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529827	CO ISSUED	0	05/04/2015
B1529827	NEW CONSTR	221,032	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/983	2/10/2025	LE	U	I	11	100
GRANTOR: MAGALSKI PAUL HARRY						
GRANTEE: MAGALSKI DAVID B						
2705/1113	4/12/2024	WD	Q	I	02	383,000
GRANTOR: CORBITT DANIEL S						
GRANTEE: MAGALSKI PAUL HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 FOP=[YR=2015] N10 W12 S10 E12 $ W12 S41
FGR=[YR=2015] S19 E20 N2 FOP=[YR=2015] E8 N2 W2 N7 W6 S9 $
N20 W14 S3 W6 $ E6 N3 E14 S11 E6 S7 E7 S1 E6 N57 $.

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