LOT 117
IN OR 1922/153
AMELIA CONCOURSE SUB #1

STIERHEIM DEBORAH & BRADY
95048 LILAC DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0117-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

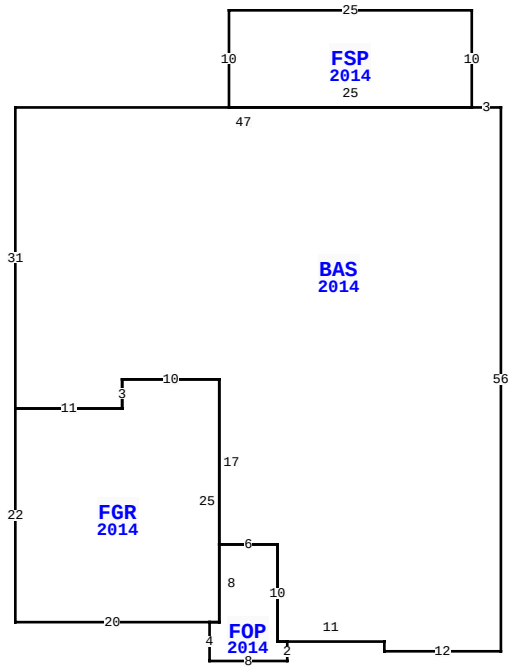
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2014	2,168	247,633
FGR	492	55	2014	271	30,954
FOP	78	30	2014	23	2,627
FSP	250	40	2014	100	11,422
TOTALS	2,988			2,562	292,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	115.1136	120.87	309,669	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2018 Heated Area: 2168 HX Base Yr 2018



95048 LILAC DR, 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		292,637
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,637
SOH/AGL Deduction		120,509
ASSESSED VALUE		257,128
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,717
TOTAL JUST VALUE		377,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428291	CO ISSUED	0	05/14/2014
B1428291	NEW CONSTR	267,367	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1922/0153	5/29/2014	SW	Q	I	01	238,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STIERHEIM DEBORAH &						
1898/0656	1/15/2014	SW	U	V	30	42,400
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W3 FSP=[YR=2014] N10 W25 S10 E25 $ W47 S31
FGR=[YR=2014] S22 E20 FOP=[YR=2014] S4 E8 N2 W1 N10 W6 S8 W1 $ E1 N25 W10 S3 W11 $ E11 N3 E10 S17 E6 S10 E11 S1 E12 N56 $.

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