LOT 122
IN OR 1872/489
AMELIA CONCOURSE SUB #1

BROWN TROY P & KASSANDRIA S
95099 LILAC DR
FERNANDINA BEACH, FL 32034

2026

30-2N-28-0150-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

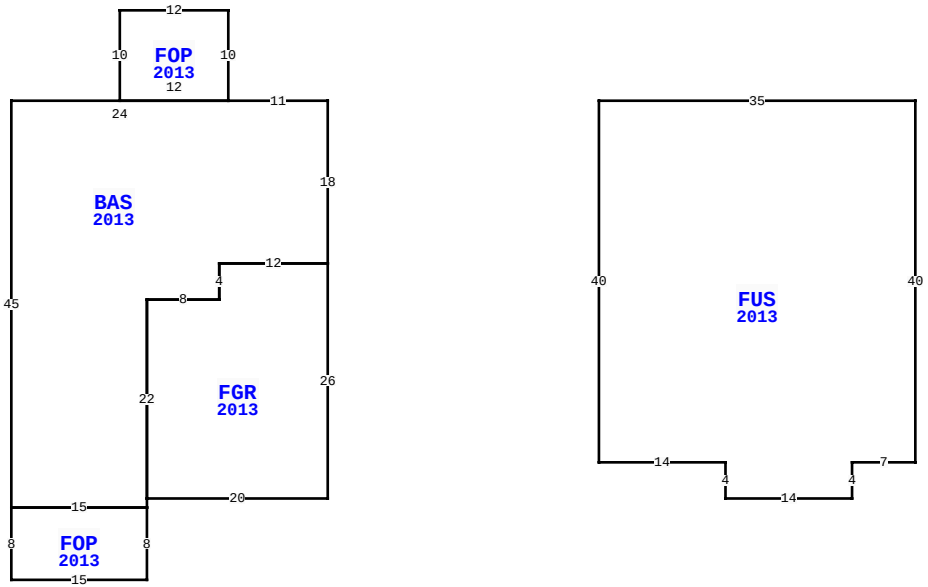
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,067	100	2013	1,067	112,571
FGR	488	55	2013	268	28,275
FOP	120	30	2013	36	3,799
FOP	120	30	2013	36	3,799
FUS	1,456	100	2013	1,456	153,611
TOTALS	3,251			2,863	302,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,863	106.4973	111.82	320,141	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2026 Heated Area: 2523 HX Base Yr



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

95099 LILAC DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,053
TOTAL MARKET OB/XF VALUE		64,910
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		451,963
SOH/AGL Deduction		0
ASSESSED VALUE		451,963
TOTAL EXEMPTION VALUE	13	451,963
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		451,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901608	SWIM POOL	61,000	03/01/2019
B1327089	CO ISSUED	0	08/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/0489	8/09/2013	SW	Q	I	02	239,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BROWN TROY P & KASS						
1832/1861	12/27/2012	WD	U	V	30	67,000
GRANTOR: JS AMELIA CONCOURSE P						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FOP=[YR=2013] N10 W12 S10 E12 $ W24 S45 FOP=[YR=2013] S8 E15 N8 W15 $ E15 N1 FGR=[YR=2013] E20 N26 W12 S4 W8 S22 $ N22 E8 N4 E12 N18 $ PTR= E30 FUS=[YR=2013] E35 S40 W7 S4 W14 N4 W14 N40 $ W30 $.

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
3	0911	SCRN RM A	0	100	0	0	1,240.00	SF	18.00	18.00	100	2019	2019	3	78	17,410	
4	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 64,910

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