

PROBST GARY W & KELLY P
95047 LILAC DRIVE
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0126-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,319114.1161119.82277,86320082008008.5091.50

1 SINGLE FAM 100% - 2016Heated Area: 2006HX Base Yr 2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE254,245

TOTAL MARKET OB/XF VALUE3,150

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE342,395

SOH/AGL Deduction134,059

ASSESSED VALUE208,336

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE156,925

TOTAL JUST VALUE342,395

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE336,067

PERMIT NUMDESCRIPTIONAMTISSUED

C20683CO ISSUED004/29/2009

E20193ELEC OTHER2,00011/01/2007

M13471OTHER011/01/2007

P12823OTHER011/01/2007

R10805REPAIR/RRF15,00010/01/2007

B20683NEW CONSTR163,74610/01/2007

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / V / IRSN CD SALE PRICE

2006/03089/30/2015WDQI01201,000

GRANTOR: LECHNER JANIS M & ALB

GRANTEE: PROBST GARY W & KEL

1745/07346/27/2011WDU I I11150,000

GRANTOR: DECATUR PROPERTIES IN

GRANTEE: LECHNER JANIS M & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] N12 W15 S12 E15 \$ W15 N12
W13 S57 E12 FOP=[YR=2008] S3 E7 N3 W7 \$ E18 FGR=[YR=2008]
S3 E20 N23 W20 S20 \$ N20 E20 N25 \$.

EXTRA FEATURES

L NOB/XF CODE DESCRIPTIONBLD CAP L W UNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ % CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200820083903,150

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS