LOT 266
FLORA PARKE UNIT 7B OR 2344/24

WARREN JOINT REV LIVING TRUST/WARREN NORMAN M TRUS
34144 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0557-0266-0000

BUILDING CHARACTERISTICS

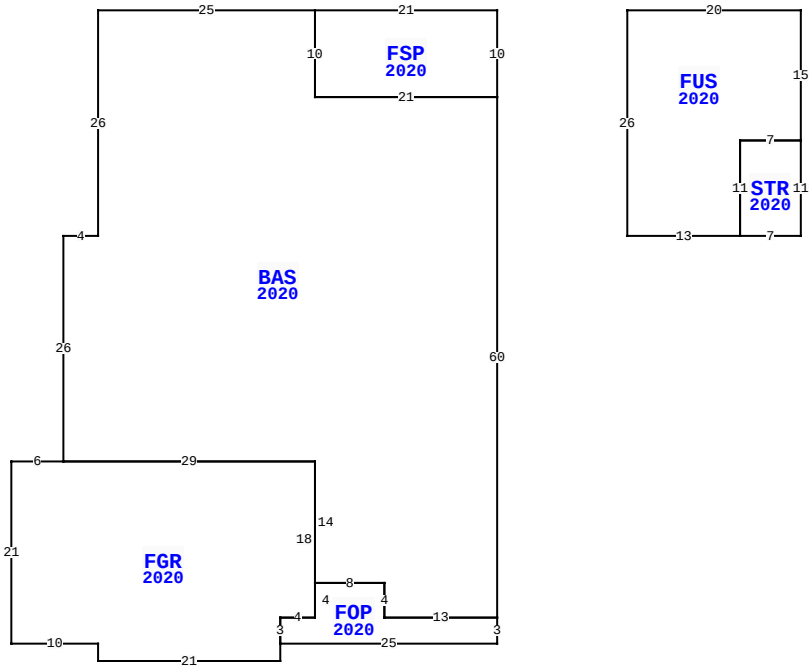
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2,632	307,871
FGR	765	55	421	49,246
FOP	107	30	32	3,743
FSP	210	40	84	9,826
FUS	443	100	443	51,819
STR	77	10	8	935
TOTALS	4,234		3,620	423,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,620	99.0000	117.56	425,567	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3075 HX Base Yr 2021



34144 LAVENDER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,439
TOTAL MARKET OB/XF VALUE		7,562
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		496,001
SOH/AGL Deduction		132,105
ASSESSED VALUE		363,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,896
TOTAL JUST VALUE		496,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204272	CO ISSUED	0	11/25/2020
B204272	NEW CONSTR	421,289	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0865	11/30/2020	WD	Q	I	02	414,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARREN JOINT REVOCA						
2382/0271	7/30/2020	WD	U	V	30	66,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W21 BAS=[YR=2020] W25 S26 W4 S26
FGR=[YR=2020] W6 S21 E10 S2 E21 N2 FOP=[YR=2020] E25 N3 W13 N4 W8 S4 W4 S3$ N3 E4 N18 W29$ E29 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N10$ PTR = E15 FUS=[YR=2020] E20 S15 STR=[YR=2020] S11 W7 N11 E7$ W7 S11 W13 N26$ W15 $.

EXTRA FEATURES

L N	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2020	2020	3	99	251	
3	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20	100	2020	2020	3	99	3,846	

LAND DESCRIPTION

TOTAL OB/XF 7,562

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/08/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS