LOT 267
FLORA PARKE UNIT 7B OR 2344/24

BROUGHTON GEORGE K & RHONDA D
34136 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0557-0267-0000

NASSAU COUNTY PROPERTY

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 100
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	03	Quality Level 03

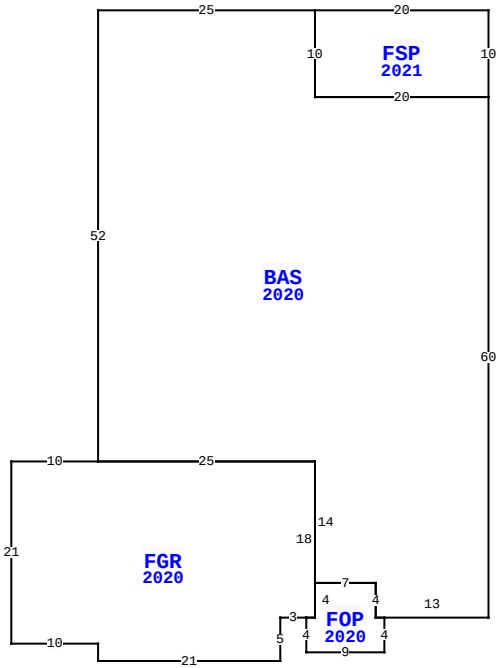
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2,472	307,504
FGR	765	55	421	52,370
FOP	64	30	19	2,363
FSP	200	40	80	9,952
TOTALS	3,501		2,992	372,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,992	105.2800	125.02	374,060	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2472 HX Base Yr 2021



34136 LAVENDER PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,190
TOTAL MARKET OB/XF VALUE		50,642
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		487,832
SOH/AGL Deduction		225,198
ASSESSED VALUE		262,634
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,634
TOTAL JUST VALUE		487,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108635	SCRN ENCLSR	22,409	07/01/2021
B2103043	SWIM POOL	50,078	03/12/2021
C2005969	CO ISSUED	0	12/22/2020
B2005969	NEW CONSTR	340,042	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0496	12/30/2020	WD	Q	I	02	395,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BROUGHTON GEORGE K						
2392/0574	9/04/2020	WD	U	V	30	68,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W20 BAS=[YR=2020] W25 S52 FGR=[YR=2020] W10 S21 E10 S2 E21 N5 E3 FOP=[YR=2020] S4 E9 N4 W1 N4 W7 S4 W1$ E1 N18 W25$ E25 S14 E7 S4 E13 N60 W20 N10$ S10 E20 N10$.

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
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2020	2020	3	99	270	
2	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	2020	2020	3	99	3,964	
3	0911	SCRN RM A	0	100	45	19	855.00	SF	17.50	17.50	100	2021	2021	3	97	14,514	
4	0861	POOL GUNIT	0	100	0	0	292.00	SF	85.00	85.00	100	2021	2021	3	98	24,324	
5	0855	CONC PAVER	0	100	0	0	563.00	SF	10.00	10.00	100	2021	2021	3	100	5,630	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 50,642

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	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 08/10/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS