LOT 269
FLORA PARKE UNIT 7B OR 2344/24

FOUST ROBERT C & KELLIE M
34120 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0557-0269-0000

BUILDING CHARACTERISTICS

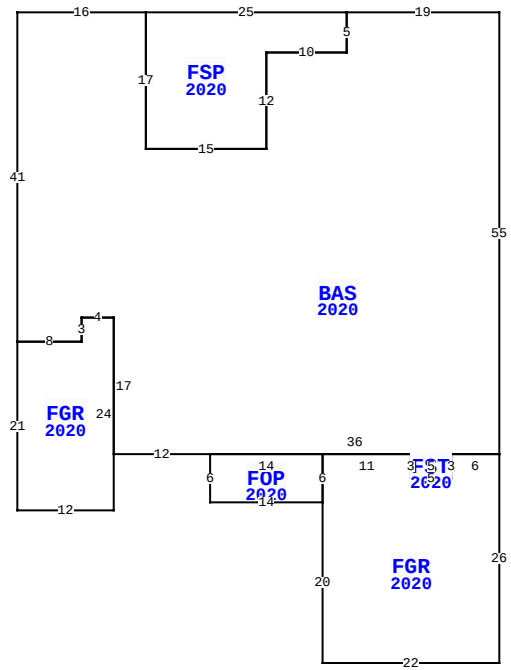
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,815	100	2,815	363,041
FGR	264	55	145	18,701
FGR	557	55	306	39,464
FOP	84	30	25	3,224
FSP	305	40	122	15,734
FST	15	55	8	1,031
TOTALS	4,040		3,421	441,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,421	109.2040	129.68	443,635	2020	2020	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2021 Heated Area: 2815 HX Base Yr 2021



34120 LAVENDER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		441,195
TOTAL MARKET OB/XF VALUE		12,078
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		518,273
SOH/AGL Deduction		137,264
ASSESSED VALUE		381,009
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,009
TOTAL JUST VALUE		518,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203174	CO ISSUED	0	10/02/2020
B203174	NEW CONSTR	391,261	04/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/1711	10/22/2020	WD	Q	I	02	410,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FOUST ROBERT C & KE						
2374/0718	7/01/2020	WD	U	V	30	66,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FSP=[YR=2020] W25 S17 E15 N12 E10 N5$ S5 W10 S12 W15 N17 W16 S41 FGR=[YR=2020] S21 E12 N24 W4 S3 W8$ E8 N3 E4 S17 E12 FOP=[YR=2020] S6 E14 FGR=[YR=2020] S20 E22 N26 W6 FST=[YR=2020] W5 S3 E5 N3$ S3 W5 N3 W11 S6$ N6 W14$ E36 N55$.

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	0855	CONC PAVER	0	100	0	0	1,220.00	SF	10.00	10.00	100	2020	2020	3	99	12,078	

LAND DESCRIPTION

TOTAL OB/XF 12,078

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	SFR	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