LOT 270
FLORA PARKE UNIT 7B OR 2344/24

ATKINSON JEFFREY S & KAREN P
34112 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0557-0270-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

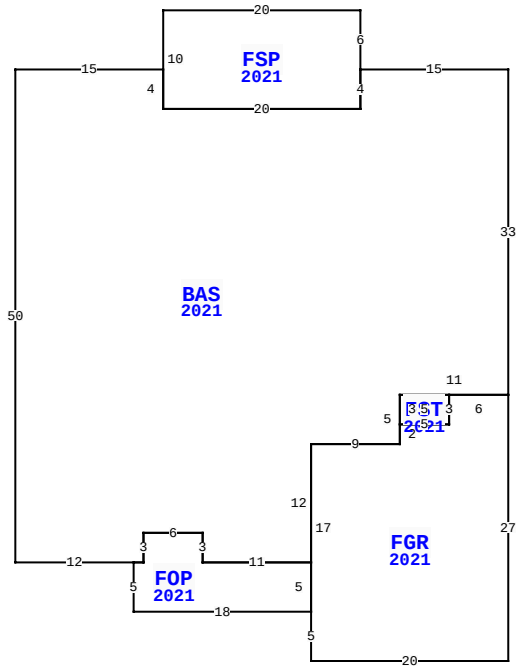
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2,107	293,042
FGR	480	55	264	36,717
FOP	108	30	32	4,451
FSP	200	40	80	11,126
FST	15	55	8	1,113
TOTALS	2,910		2,491	346,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,491	117.1200	139.08	346,448	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2107 HX Base Yr 2022



34112 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		346,448
TOTAL MARKET OB/XF VALUE		3,239
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		414,687
SOH/AGL Deduction		94,035
ASSESSED VALUE		320,652
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,652
TOTAL JUST VALUE		414,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006133	CO ISSUED	0	02/04/2021
B2006133	NEW CONSTR	290,775	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/0375	2/25/2021	WD	Q	I	02	329,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ATKINSON JEFFREY S						
2398/0320	9/30/2020	WD	U	V	30	286,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] N6 W20 S10 E20 N4$ S4 W20 N4 W15 S50 E12 FOP=[YR=2021] S5 E18 FGR=[YR=2021] S5 E20 N27 W6 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 S2 W9 S17$ N5 W11 N3 W6 S3 W1$ E1 N3 E6 S3 E11 N12 E9 N5 E11 N33$.

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	21	3	63.00	SF	6.50	6.50	100	2021	2021	3	100	410	
2	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	2021	2021	3	100	2,829	

LAND DESCRIPTION

TOTAL OB/XF 3,239

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 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS