



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
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

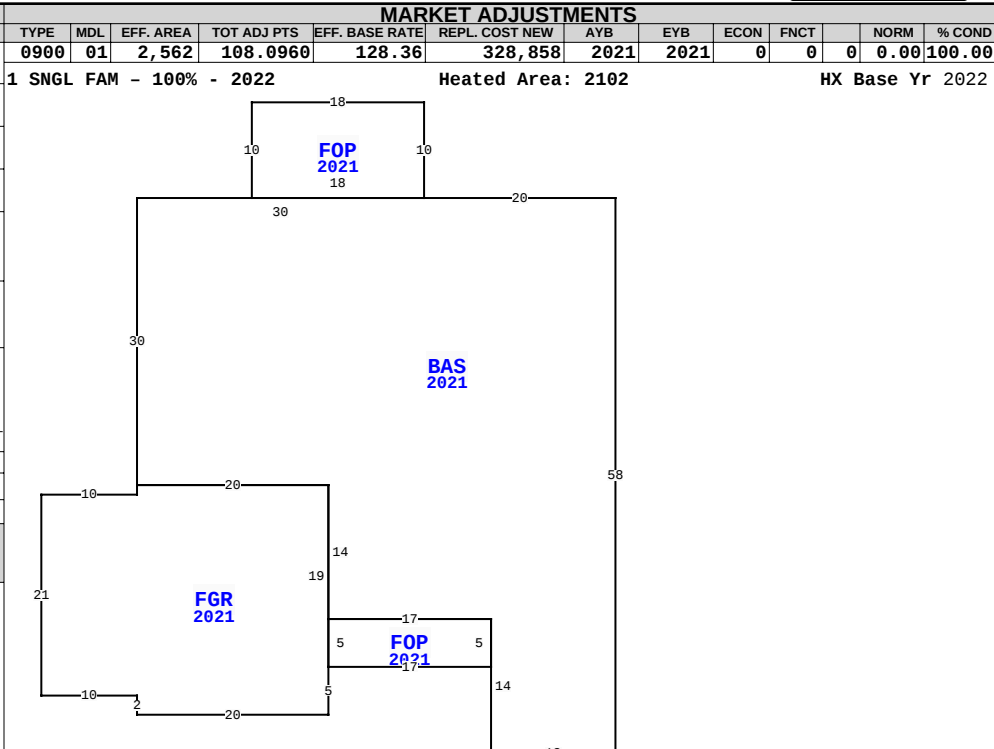
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	269,813
FGR	690	55	380	48,777
FOP	85	30	26	3,337
FOP	180	30	54	6,931

TOTALS	3,057		2,562	328,858
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,119.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



34072 LAVENDER PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2021	3	100	5,819	

TOTAL OB/XF											
5,819											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											328,858
TOTAL MARKET OB/XF VALUE											5,819
TOTAL LAND VALUE - MARKET											65,000
TOTAL MARKET VALUE											399,677
SOH/AGL Deduction											88,092
ASSESSED VALUE											311,585
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											261,585
TOTAL JUST VALUE											399,677
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											317,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104165	CO ISSUED	0	10/28/2021
B2104165	NEW CONSTR	317,320	04/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/1944	10/29/2021	WD	Q	I	02	373,600	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: TESLICKO ALICE J &							
2447/0758	3/24/2021	WD	Q	V	05	140,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W20 FOP=[YR=2021] N10 W18 S10 E18\$ W30 S30											
FGR=[YR=2021] S1 W10 S21 E10 S2 E20 N5 FOP=[YR=2021] E17 N5											
W17 S5\$ N19 W20\$ E20 S14 E17 S14 E13 N58\$.											