LOT 314
FLORA PARKE UNIT 7B OR 2344/24

JENNINGS MARION AL/JENNINGS ANITA LEVINE
34107 LAVENDER PARKE DRIVE
FERNANDINDA BEACH, FL 32034

2023

26-2N-28-0557-0314-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

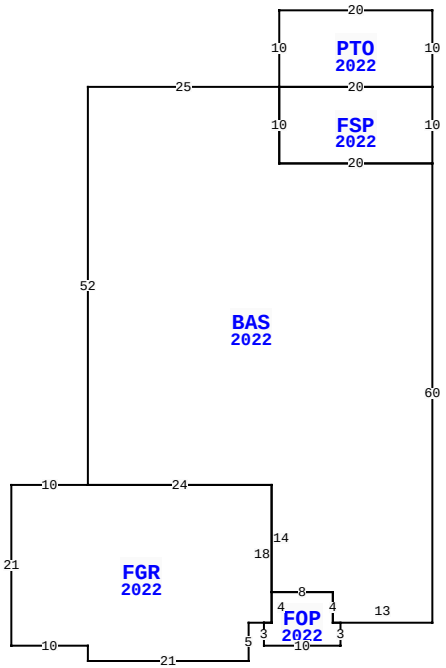
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2,486	328,624
FGR	747	55	411	54,330
FOP	62	30	19	2,512
FSP	200	40	80	10,575
PTO	200	5	10	1,322
TOTALS	3,695		3,006	397,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,006	111.3200	132.19	397,363	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2486 HX Base Yr



34107 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	397,363
TOTAL MARKET OB/XF VALUE	4,571
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	466,934
SOH/AGL Deduction	0
ASSESSED VALUE	466,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,934
TOTAL JUST VALUE	466,934
NCON VALUE	401,934
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112683	CO ISSUED	0	06/03/2022
B2112683	NEW CONSTR	369,138	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/0063	6/03/2022	WD	Q	I	02	526,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JENNINGS MARION AL						
2499/0405	9/21/2021	WD	U	V	30	75,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W20 S10 BAS=[YR=2022] W25 S52 FGR=[YR=2022] W10 S21 E10 S2 E21 N5 E2 FOP=[YR=2022] S3 E10 N3 W1 N4 W8 S4 W1$ E1 N18 W24$ E24 S14 E8 S4 E13 N60 FSP=[YR=2022] N10 W20 S10 E20$ W20 N10$ 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	0811	CONCRETE B	0	0	0	0	879.00	SF	5.20	5.20	100	2022	2022	3	100	4,571	

LAND DESCRIPTION

TOTAL OB/XF 4,571

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS