LOT 315
FLORA PARKE UNIT 7B OR 2344/24

SCHULTZ WAYNE C/PHILLIPS SHIRLEY B
34123 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0557-0315-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

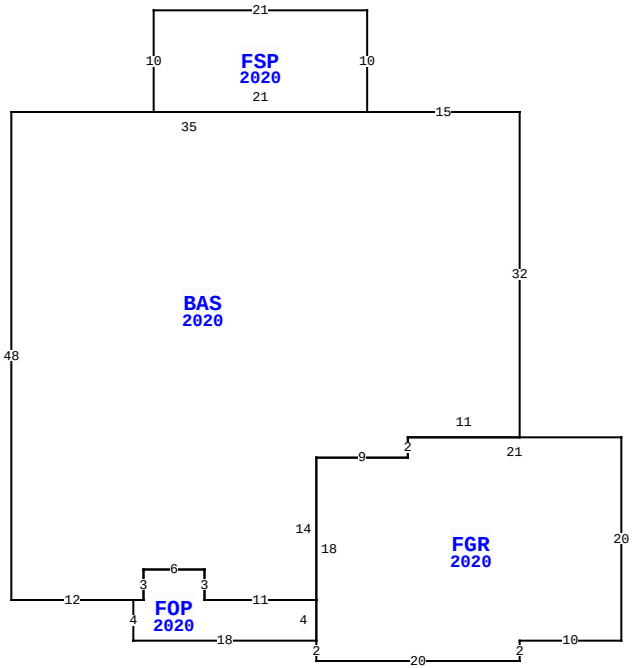
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,080	100	2,080	270,849
FGR	622	55	342	44,534
FOP	90	30	27	3,515
FSP	210	40	84	10,938
TOTALS	3,002		2,533	329,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,533	110.2080	130.87	331,494	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2080 HX Base Yr 2021



34123 LAVENDER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,837
TOTAL MARKET OB/XF VALUE		12,399
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		407,236
SOH/AGL Deduction		111,398
ASSESSED VALUE		295,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,838
TOTAL JUST VALUE		407,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204829	CO ISSUED	0	11/30/2020
B204829	NEW CONSTR	292,293	06/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1679	12/02/2020	WD	Q	I	02	347,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SCHULTZ WAYNE C & S						
2389/0363	8/27/2020	WD	U	V	30	68,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2020] N10 W21 S10 E21$ W35 S48 E12 FOP=[YR=2020] S4 E18 FGR=[YR=2020] S2 E20 N2 E10 N20 W21 S2 W9 S18$ N4 W11 N3 W6 S3 W1$ E1 N3 E6 S3 E11 N14 E9 N2 E11 N32$.

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	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99	386	
2	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	2020	2020	3	99	4,129	
3	0462	ST/AL FNC	0	100	192	0	768.00	SF	10.00	10.00	100	2020	2020	3	95	7,296	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 12,399

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