LOT 3
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

COLEMAN HERBERT & IRIS FAMILY TRUST/COLEMAN IRIS T
85034 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0003-0000

BUILDING CHARACTERISTICS

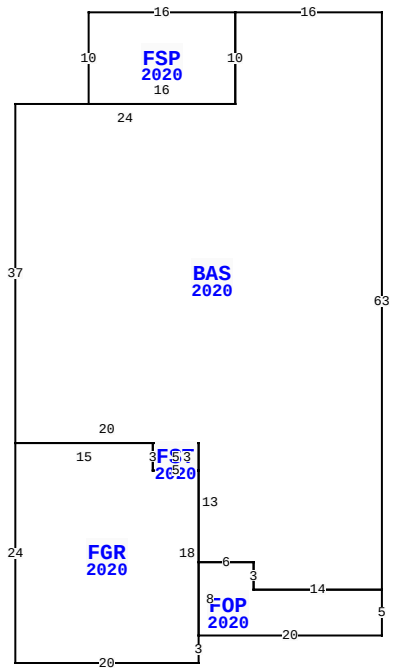
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	266,927
FGR	465	55	256	35,187
FOP	118	30	35	4,811
FSP	160	40	64	8,797
FST	15	55	8	1,099
TOTALS	2,700		2,305	316,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,305	116.3260	138.14	318,413	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1942 HX Base Yr 2021



85034 FLORIDIAN 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		316,821
TOTAL MARKET OB/XF VALUE		5,583
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		387,404
SOH/AGL Deduction		188,064
ASSESSED VALUE		199,340
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		144,340
TOTAL JUST VALUE		387,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907137	CO ISSUED	0	01/17/2020
B1907137	NEW CONSTR	270,290	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1717	10/07/2020	WD	U	I	11	100
GRANTOR: COLEMAN IRIS & KIMBER						
GRANTEE: COLEMAN HERBERT & I						
2350/1094	3/26/2020	WD	Q	I	01	303,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLEMAN IRIS & KIMB						

BUILDING NOTES

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	12	3	36.00	SF	10.00	10.00	100	2020	2020	3	99	356	
2	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00	10.00	100	2020	2020	3	99	5,227	

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W16 S10 E16 N10$ S10 W24 S37 FGR=[YR=2020] S24 E20 N3 FOP=[YR=2020] E20 N5 W14 N3 W6 S8$ N18 FST=[YR=2020] N3 W5 S3 E5$ W5 N3 W15$ E20 S13 E6 S3 E14 N63$.

LAND DESCRIPTION

TOTAL OB/XF 5,583

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/13/2020 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS