

LOT 4
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

ROGERS TELFAIR S JR & CYNTHIA
85038 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0004-0000



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 Floop	11	CLAY TILE 60
Interior Floop	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

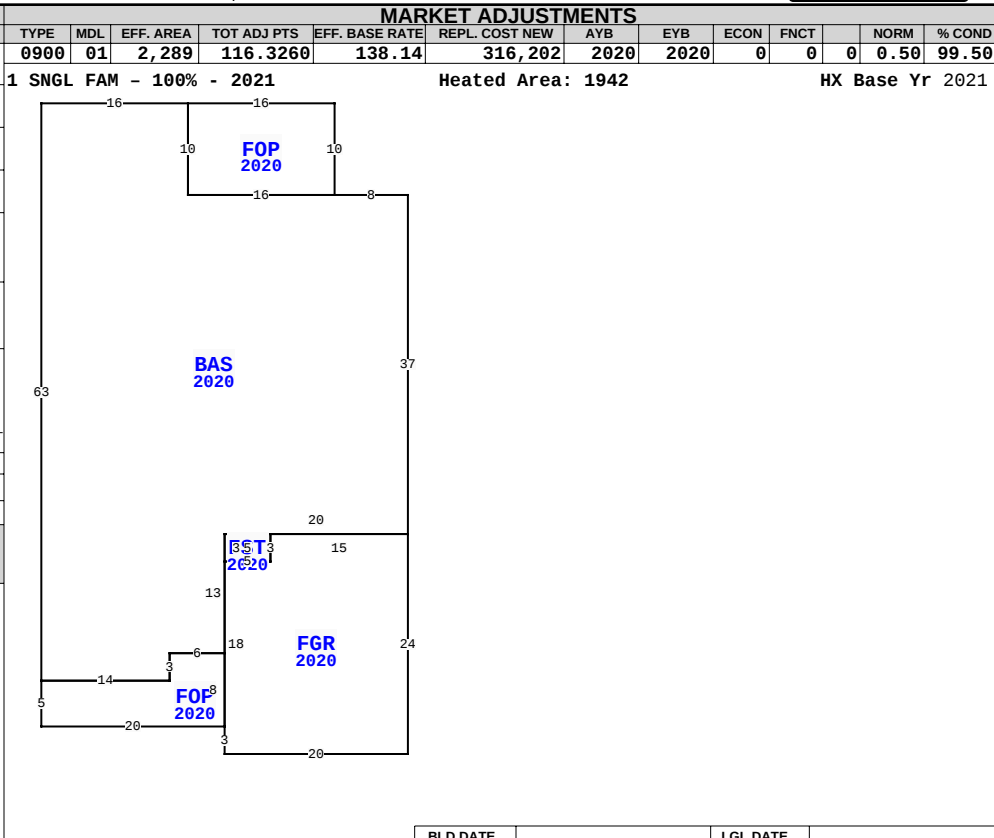
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4146.00		

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
FOP	160	30	48	6,598
FST	15	55	8	1,099
TOTALS	2,700		2,289	314,621

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0855	CONC PAVER	0	100	11	3	33.00	SF	10.00	10.00	100	2020	2020	3	99	327	
2	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00	10.00	100	2020	2020	3	99	5,227	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



85038 FLORIDIAN DR, FERNANDINA BEACH

TOTAL OB/XF																	5,554
L N	OB/XF CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

TOTAL OB/XF																	5,554
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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

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE			314,621			
TOTAL MARKET OB/XF VALUE			5,554			
TOTAL LAND VALUE - MARKET			65,000			
TOTAL MARKET VALUE			385,175			
SOH/AGL Deduction			113,056			
ASSESSED VALUE			272,119			
TOTAL EXEMPTION VALUE			HX HB		50,000	
BASE TAXABLE VALUE			222,119			
TOTAL JUST VALUE			385,175			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			307,728			