

LOT 6
IN OR 2083/1111
FLORIDIAN ENCLAVE AT FLORA

SHEDD DALE P & ELLEN S
85062 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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 70
Interior Floo	14	CARPET 30
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

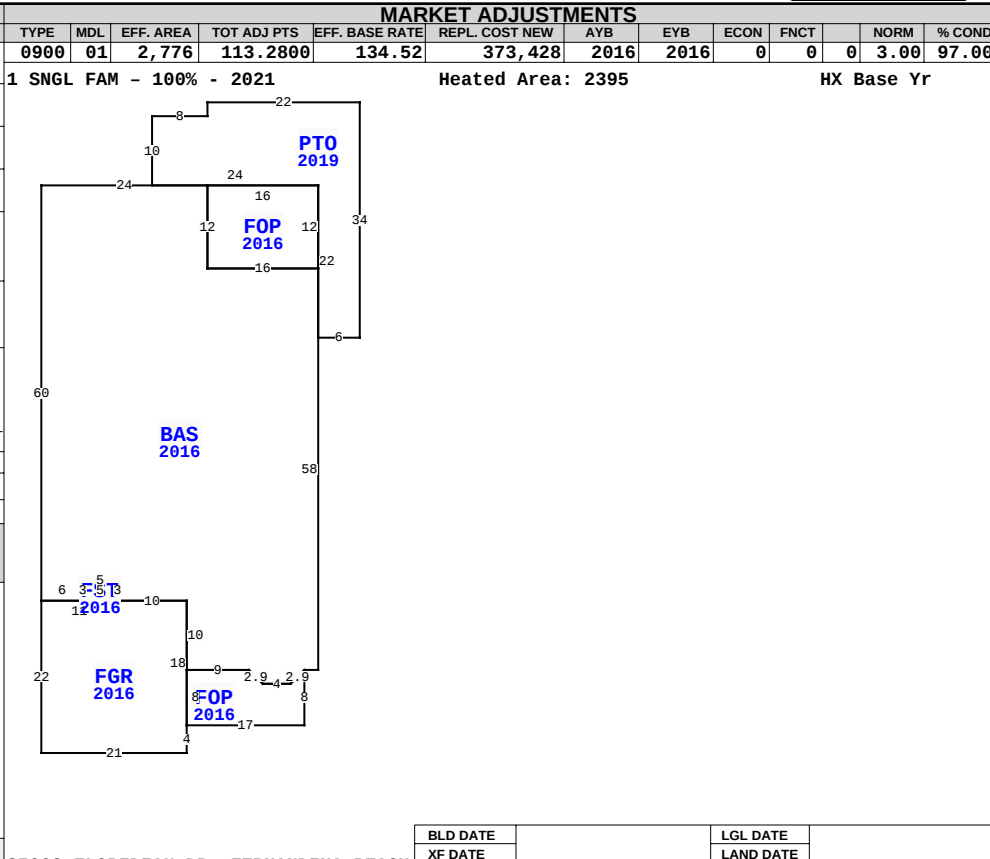
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	312,510
FGR	462	55	254	33,143
FOP	124	30	37	4,828
FOP	192	30	58	7,568
FST	15	55	8	1,044
PTO	476	5	24	3,131

TOTALS	3,664		2,776	362,225
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	558.00	SF	10.00
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00
3	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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



TOTAL OB/XF									
11,806									

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11,806									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	362,225								
TOTAL MARKET OB/XF VALUE	11,806								
TOTAL LAND VALUE - MARKET	65,000								
TOTAL MARKET VALUE	439,031								
SOH/AGL Deduction	0								
ASSESSED VALUE	439,031								
TOTAL EXEMPTION VALUE	13								
BASE TAXABLE VALUE	0								
TOTAL JUST VALUE	439,031								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	346,906								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530855	CO ISSUED	0	02/01/2016
B1530855	NEW CONSTR	294,035	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1111	10/31/2016	WD	Q	I	01	301,100	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SHEDD DALE P & ELLE							
1959/0632	1/21/2015	WD	U	V	30	54,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2019] W24 N10 E8 N2 E22 S34 W6 N22\$ FOP=[YR=2016] W16 BAS=[YR=2016] W24 S60 FGR=[YR=2016] S22 E21 N4 FOP=[YR=2016] E17 N8 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.									