

LOT 9
IN OR 2148/810
FLORIDIAN ENCLAVE AT FLORA

DICKINSON ERIC W & MARGARET V
85088 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0009-0000



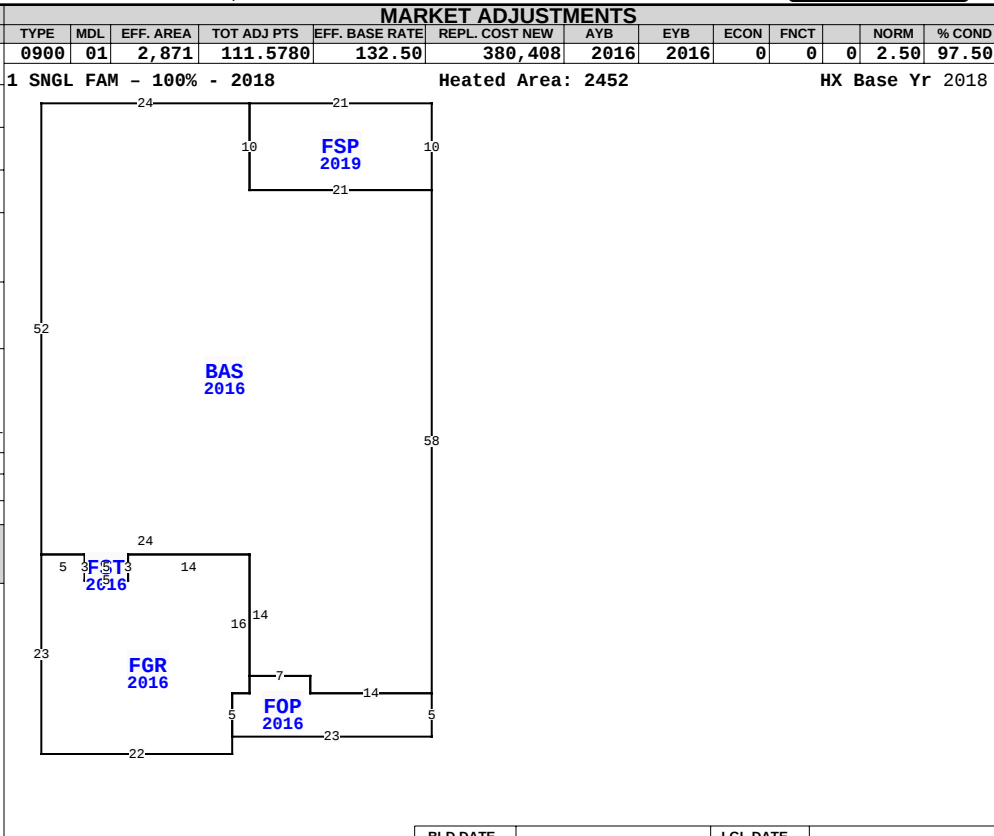
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2,452	316,768
FGR	523	55	288	37,206
FOP	129	30	39	5,039
FSP	210	40	84	10,852
FST	15	55	8	1,034
TOTALS	3,329		2,871	370,898

TOTALS		3,329				2,871		370,898	
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	100	0	0			
2	0855	CONC PAVER	0	100	14	4			
3	0500	FP-PRE FAB	0	100	0	0			
4	0462	ST/AL FNC	0	100	70	0			
5	0463	FENCE GATE	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



85088 FLORIDIAN DR, FERNANDINA BEACH													
TOTAL OB/XF 11,936													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 370,898													
TOTAL MARKET OB/XF VALUE 11,936													
TOTAL LAND VALUE - MARKET 65,000													
TOTAL MARKET VALUE 447,834													
SOH/AGL Deduction 140,994													
ASSESSED VALUE 306,840													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 256,840													
TOTAL JUST VALUE 447,834													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 353,327													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632398	NEW CONSTR	310,428	05/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2148/0810	9/22/2017	WD	Q	I	02	321,900			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:DICKINSON ERIC W &									
2047/1905	5/19/2016	WD	U	V	30	57,000			
GRANTOR:FLORA PARKE DEVELOPME									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
FSP=[YR=2019] W21 BAS=[YR=2016] W24 S52 FGR=[YR=2016] S23 E22 N2 FOP=[YR=2016] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W14 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E24 S14 E7 S2 E14 N58 W21 N10\$ S10 E21 N10\$.													