

**CAIL HELGA T L/E/
85102 FLORIDIAN DR
FERNANDINA BEACH, FL 32034**

26-2N-28-0559-0010-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3108HARDIE BRD 100
IRREGULAR 100

Roof Cover
Roof Cover

0313COMP SHNGL 90
STAND SEAM 10

Interior Wall
Interior Floo

0511DRYWALL 100
CLAY TILE 60

Interior Floo
Air Condition

1403CARPET 40
CENTRAL 100

Heating Type
Bedrooms
Bathrooms

0403AIR DUCTED 100
3 100
2 100

Frame
Stories
Units

0201WOOD FRAME 100
1. 100
0 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4146.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3951002,395315,445

FGR4775526234,507

FOP13230405,269

FOP19230587,639

FST155581,053

TOTALS3,2112,763363,914

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,763112.0320133.04367,59020192019001.0099.00

1 SNGL FAM - 100% - 2020Heated Area: 2395HX Base Yr 2020

The map shows a large rectangular lot with several smaller areas defined by lines and labels. The main lot is labeled 'BAS 2019' and has dimensions 24x60. A smaller lot is labeled 'FOP 2019' and has dimensions 16x12. Another lot is labeled 'FGR 2019' and has dimensions 10x18. A fourth lot is labeled 'FST 2019' and has dimensions 6x10. The total area is 3,211 sq ft.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE363,914

TOTAL MARKET OB/XF VALUE5,583

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE434,497

SOH/AGL Deduction153,511

ASSESSED VALUE280,986

TOTAL EXEMPTION VALUEHX HB VX WX60,000

BASE TAXABLE VALUE220,986

TOTAL JUST VALUE434,497

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE345,168

PERMIT NUMDESCRIPTIONAMTISSUED

19012905C0 ISSUED012/20/2019

B1908533NEW CONSTR324,33308/09/2019

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2338/19551/31/2020QC U I 11100

GRANTOR:CAIL CLIFFORD M & HEL

GRANTEE:THE CAIL TRUST

2328/120312/27/2019WD Q I 01384,600

GRANTOR:SEDA CONSTRUCTION COM

GRANTEE:CAIL CLIFFORD M & H

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W16 BAS=[YR=2019] W24 S60 FGR=[YR=2019] S22 E21 N4 FOP=[YR=2019] E18 N8 W1 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2019] W5 N3 E5 S3\$ N3 W5 S3 W6\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.

EXTRA FEATURES

85102 FLORIDIAN DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010012336.00SF10.0010.0010020192019399356

20855CONC PAVER010000528.00SF10.0010.00100201920193995,227

LAND DESCRIPTION

TOTAL OB/XF5,583

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/17/2020BYKWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/02/2023 BY SYS