

LOT 11 & TRACT A-5
IN OR 2013/918
FLORIDIAN ENCLAVE AT FLORA

CLARK FRONTIS JR & ANN N
85108 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	31	HARDIE BRD 100								0900	01	2,871	112.3300	133.39	382,963	2015	2015	0	0	0	3.00	97.00	VALUATION BY																		
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2017										Heated Area: 2452										HX Base Yr 2017											
Roof Cover	03	COMP SHNGL 90																		Tax Group: 4										Tax Dist:											
Roof Cover	13	STAND SEAM 10																		BUILDING MARKET VALUE										371,474											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										12,092											
Interior Floo	11	CLAY TILE 70																		TOTAL LAND VALUE - MARKET										65,000											
Interior Floo	12	HARDWOOD 30																		TOTAL MARKET VALUE										448,566											
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										132,409																					
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										316,157																					
Bedrooms	3	100								TOTAL EXEMPTION VALUE										HX HB																					
Bathrooms	2	100								BASE TAXABLE VALUE										266,157																					
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										448,566																					
Stories	1.	1. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										354,161																					
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	317,260																																					
FGR	523	55	288	37,264																																					
FOP	129	30	39	5,046																																					
FSP	210	40	84	10,869																																					
FST	15	55	8	1,035																																					
TOTALS																						3,329	2,871	371,474																	
EXTRA FEATURES																						85108 FLORIDIAN DR, FERNANDINA BEACH																			
L N	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	0	0	537.00	SF	10.00	10.00	100	2015	2015	3	96	5,155																									
2	0855	CONC PAVER	0	100	16	4	64.00	SF	10.00	10.00	100	2015	2015	3	96	614																									
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395																									
4	0855	CONC PAVER	0	100	21	11	231.00	SF	10.00	10.00	100	2015	2015	3	96	2,218																									
5	0855	CONC PAVER	0	100	0	0	74.00	SF	10.00	10.00	100	2015	2015	3	96	710																									
LAND DESCRIPTION																						TOTAL OB/XF										12,092									
L N	USE 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	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 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																									