

LOT 13 & TRACT A6
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

MARTIN GARY L & LILA BERRY L/E/
85124 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0013-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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NEIGHBORHOOD/LOC	4146.00
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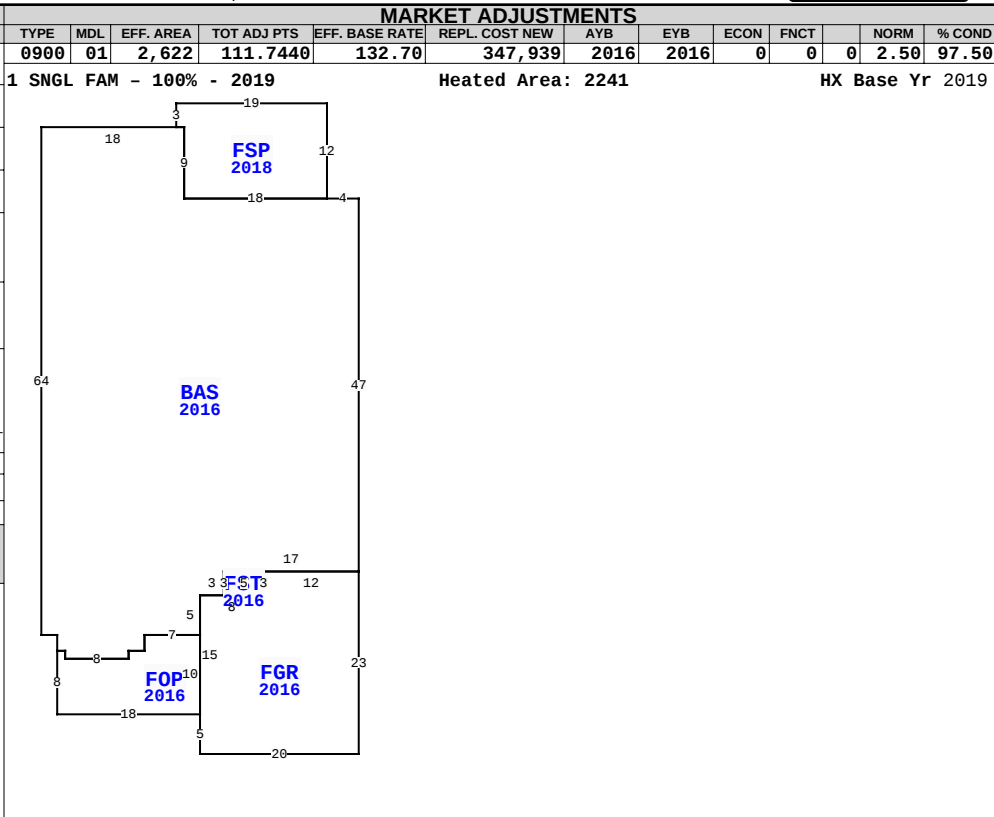
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2,241	289,946
FGR	436	55	240	31,052
FOP	150	30	45	5,823
FSP	219	40	88	11,386
FST	15	55	8	1,035

TOTALS	3,061		2,622	339,241
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	548.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	96	0	384.00	SF	10.00	10.00
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	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

REVIEW DATE	03/12/2020	BY	KWA
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85124 FLORIDIAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	548.00	SF	10.00	10.00	100	2016	2016	3	97	5,316	
2	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00	100	2016	2016	3	97	504	
3	0462	ST/AL FNC	0 100	96	0	384.00	SF	10.00	10.00	100	2017	2017	3	87	3,341	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

TOTAL OB/XF										9,443						
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
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

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										4						

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	339,241
TOTAL MARKET OB/XF VALUE	9,443
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	413,684
SOH/AGL Deduction	119,595
ASSESSED VALUE	294,089
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	244,089
TOTAL JUST VALUE	413,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632306	CO ISSUED	0	09/12/2016
B1632306	NEW CONSTR	281,176	05/13/2016

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C1632306	CO ISSUED	0	09/12/2016
B1632306	NEW CONSTR	281,176	05/13/2016

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2016] W4 FSP=[YR=2018] N12 W19 S3 E1 S9 E18\$ W18 N9 W18 S64 E2 S2 FOP=[YR=2016] S8 E18 FGR=[YR=2016] S5 E20 N23 W12 FST=[YR=2016] W5 S3 E5 N3\$ S3 W8 S15\$ N10 W7 S2 W2 S1 W8 N1 W1\$ E1 S1 E8 N1 E2 N2 E7 N5 E3 N3 E17 N47\$.