LOT 14
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

JOHNSON JEAN MARY
85136 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0014-0000

BUILDING CHARACTERISTICS

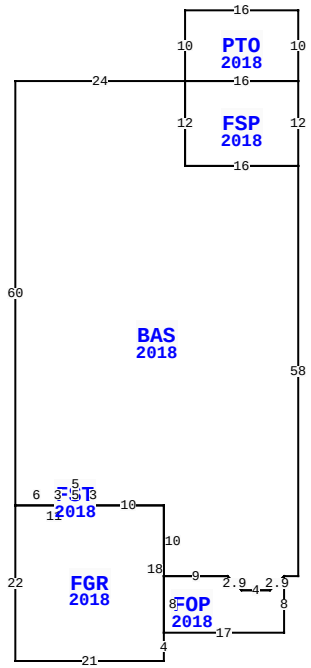
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	313,852
FGR	462	55	254	33,285
FOP	124	30	37	4,848
FSP	192	40	77	10,090
FST	15	55	8	1,048
PTO	160	5	8	1,048
TOTALS	3,348		2,779	364,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,779	112.0320	133.04	369,718	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2395 HX Base Yr 2023



85136 FLORIDIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,172
TOTAL MARKET OB/XF VALUE		5,812
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,984
SOH/AGL Deduction		184,066
ASSESSED VALUE		250,918
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		195,918
TOTAL JUST VALUE		434,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801712	CO ISSUED	0	07/24/2018
B1801712	NEW CONSTR	307,429	02/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1562	6/28/2022	WD	Q	I	01	567,500
GRANTOR: THOMAS LAUREN C						
GRANTEE: JOHNSON JEAN MARY						
2395/1677	9/24/2020	WD	Q	I	01	347,500
GRANTOR: LEAHY JEFFREY D & GEO						
GRANTEE: THOMAS LAUREN C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N10 W16 S10 E16$ FSP=[YR=2018] W16
BAS=[YR=2018] W24 S60 FGR=[YR=2018] S22 E21 N4
FOP=[YR=2018] E17 N8 L2 D2 W4 U2 L2 W9 S8$ N18 W10
FST=[YR=2018] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E10 S10 E9 D2
R2 E4 U2 R2 E2 N58 W16 N12$ S12 E16 N12$.

EXTRA FEATURES

LN	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	14	4	56.00	SF	10.00	10.00	100	2018	2018	3	98	549	
2	0855	CONC PAVER	0	100	0	0	537.00	SF	10.00	10.00	100	2018	2018	3	98	5,263	

LAND DESCRIPTION

TOTAL OB/XF 5,812

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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