LOT 17
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

LEVESQUE LAWRENCE A & MADELEINE C
85174 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0017-0000

BUILDING CHARACTERISTICS

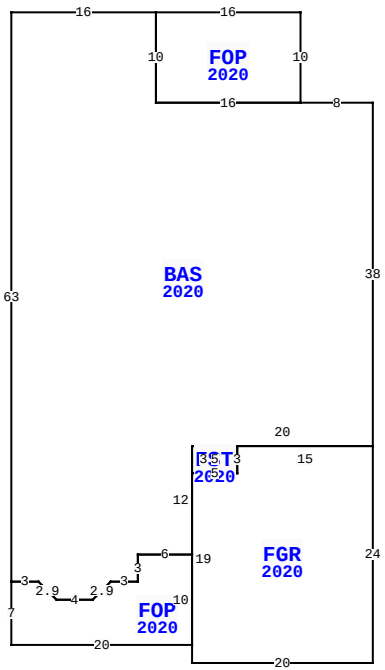
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,974	100	1,974	271,325
FGR	465	55	256	35,187
FOP	146	30	44	6,048
FOP	160	30	48	6,598
FST	15	55	8	1,099
TOTALS	2,760		2,330	320,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,330	116.3260	138.14	321,866	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1974 HX Base Yr 2021



85174 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		320,257
TOTAL MARKET OB/XF VALUE		8,247
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		393,504
SOH/AGL Deduction		144,238
ASSESSED VALUE		249,266
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		194,266
TOTAL JUST VALUE		393,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907780	CO ISSUED	0	02/24/2020
B1907780	NEW CONSTR	273,391	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1316	7/09/2020	WD	Q	I	01	295,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LEVESQUE LAWRENCE A						
2191/1243	4/03/2018	WD	U	V	30	660,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	11	3	33.00	SF	10.00	10.00	100	2020	2020	3	99	327	
2	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2020	2020	3	99	7,920	

BUILDING DIMENSIONS

BAS=[YR=2020] W8 FOP=[YR=2020] N10 W16 S10 E16$ W16 N10 W16 S63 FOP=[YR=2020] S7 E20 FGR=[YR=2020] S2 E20 N24 W15 FST=[YR=2020] W5 S3 E5 N3$ S3 W5 S19$ N10 W6 S3 W3 L2 D2 W4 L2 U2 W3$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38$.

LAND DESCRIPTION

TOTAL OB/XF 8,247

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 03/13/2020 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS