LOT 18
IN OR 2135/1039
FLORIDIAN ENCLAVE AT FLORA

MURRAY MICHAEL P & SUSAN MARIE
463688 SR 200 STE #1, PMB 548
YULEE, FL 32097

2023

26-2N-28-0559-0018-0000

BUILDING CHARACTERISTICS

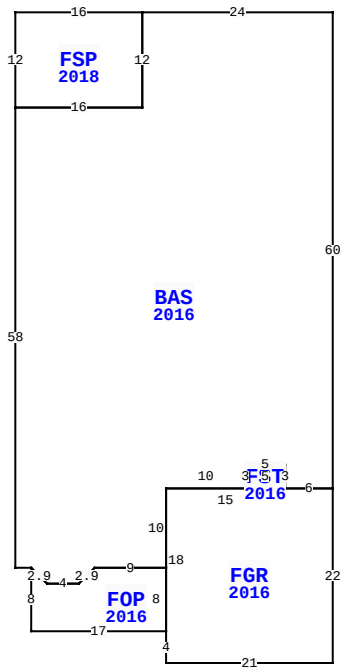
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	310,665
FGR	462	55	254	32,947
FOP	124	30	37	4,799
FSP	192	40	77	9,988
FST	15	55	8	1,037
TOTALS	3,188		2,771	359,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	112.0320	133.04	368,654	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 2395 HX Base Yr 2021



85192 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,438
TOTAL MARKET OB/XF VALUE		12,486
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		436,924
SOH/AGL Deduction		127,166
ASSESSED VALUE		309,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,758
TOTAL JUST VALUE		436,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632302	CO ISSUED	0	09/07/2016
B1632302	NEW CONSTR	298,228	05/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/1039	7/10/2017	WD	Q	I	01	330,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MURRAY MICHAEL P &						
2055/1214	6/08/2016	WD	U	V	30	57,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2018] W16 S12 E16 N12$ S12 W16 S58 E2 FOP=[YR=2016] S8 E17 FGR=[YR=2016] S4 E21 N22 W6 FST=[YR=2016] N3 W5 S3 E5$ W15 S18$ N8 W9 D2 L2 W4 U2 L2 $ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	568.00	SF	10.00	10.00	100	2016	2016	3	97	5,510	
3	0855	CONC PAVER	0	100	15	4	60.00	SF	10.00	10.00	100	2016	2016	3	97	582	
4	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2016	2016	3	84	2,688	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 12,486

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