

LOT 21
IN OR 1963/1355
FLORIDIAN ENCLAVE AT FLORA

TRESKA YVONNE F REV LVG TRUST/TRESKA YVONNE TRUSTE
85222 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0021-0000



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 70
Interior Floo	14	CARPET 30
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		

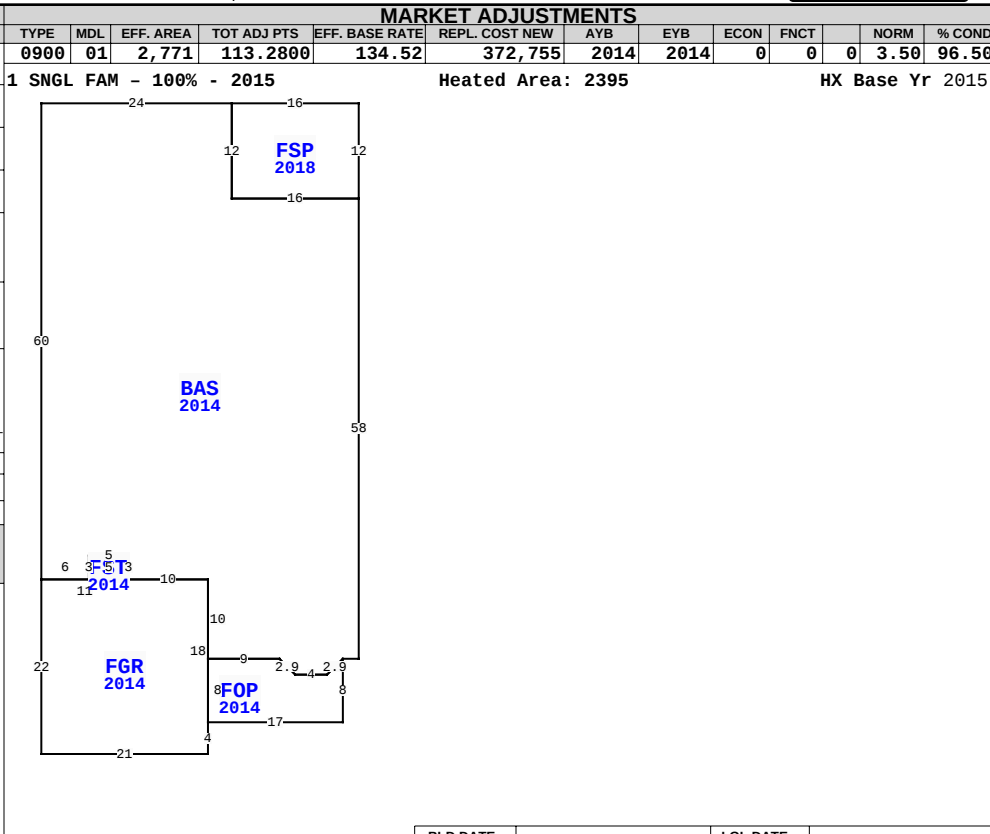
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	310,899
FGR	462	55	254	32,972
FOP	124	30	37	4,803
FSP	192	40	77	9,995
FST	15	55	8	1,038
TOTALS	3,188		2,771	359,709

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	608.00	SF	10.00	10.00	100	2014	2014	3	95	5,776	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	03/12/2020	BY	KWA
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85222 FLORIDIAN DR, FERNANDINA BEACH

TOTAL OB/XF																
9,171																

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9,171																

Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	359,709		
TOTAL MARKET OB/XF VALUE	9,171		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	433,880		
SOH/AGL Deduction	172,546		
ASSESSED VALUE	261,334		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	206,334		
TOTAL JUST VALUE	433,880		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	343,533		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429110	CO ISSUED	0	12/17/2014
B1429110	NEW CONSTR	291,204	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1355	2/20/2015	QC	U	I	11	100
GRANTOR: TRESKA YVONNE						
GRANTEE: TRESKA YVONNE F REV						
1959/0227	12/30/2014	WD	Q	I	01	336,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TRESKA YVONNE						

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2018] W16 BAS=[YR=2014] W24 S60 FGR=[YR=2014] S22 E21 N4 FOP=[YR=2014] E17 N8 D2 L2 W4 U2 L2 W9 S8 \$ N18 W10 FST=[YR=2014] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.		