

LOT 22
IN OR 2126/1516
FLORIDIAN ENCLAVE AT FLORA

LESCALLEET ALAN F & DEBORAH A
85230 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0022-0000



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
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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	2,195	100	2,195	290,330
FGR	440	55	242	32,009
FOP	162	30	49	6,481
FSP	168	40	67	8,862
FST	15	55	8	1,058
TOTALS	2,980		2,561	338,739

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	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	559.00	SF	10.00	10.00	100	2016	2016	3	97	5,422	
3	0855	CONC PAVER	0 100	23	4	92.00	SF	10.00	10.00	100	2016	2016	3	97	892	
4	0463	FENCE GATE	0 100	120	0	480.00	UT	300.00	300.00	100	2017	2017	3	94	135,360	
5	0462	ST/AL FNC	0 100	0	0	1.00	SF	10.00	10.00	100	2017	2017	3	87	9	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	03/12/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	114.2400	135.66	347,425	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018 Heated Area: 2195 HX Base Yr 2018											

85230 FLORIDIAN DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
559.00	SF	10.00	10.00	100	2016	2016	3	97	5,422	
92.00	SF	10.00	10.00	100	2016	2016	3	97	892	
480.00	UT	300.00	300.00	100	2017	2017	3	94	135,360	
1.00	SF	10.00	10.00	100	2017	2017	3	87	9	

TOTAL OB/XF											145,113	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00		

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	338,739		
TOTAL MARKET OB/XF VALUE	145,113		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	548,852		
SOH/AGL Deduction	206,253		
ASSESSED VALUE	342,599		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	292,599		
TOTAL JUST VALUE	548,852		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	373,489		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632628	CO ISSUED	0	01/05/2017
B1632628	NEW CONSTR	273,858	07/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2126/1516	6/12/2017	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LESCALLEET ALAN F &					
2061/0786	7/07/2016	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W26 FSP=[YR=2019] W14 S12 E14 N12\$ S12 W14 S46 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E20 N8 W2 D2 L2 W4 U2 L2 W3 N2 W7 S10\$ N11 FST=[YR=2016] N3 W5 S3 E5\$ W20\$ E15 N3 E5 S4 E7 S2 E3 D2 R2 E4 U2 R2 E2 N61\$.					