

LOT 27
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

PHILLIPS ROBIN G L/E/
85191 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0027-0000



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	265,871
FGR	465	55	256	34,480
FOP	146	30	44	5,926
FSP	160	40	64	8,620
FST	15	55	8	1,077
TOTALS	2,760		2,346	315,974

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	536.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00	100	2016
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016
4	0462	ST/AL FNC	0 100	8	0	320.00	SF	10.00	10.00	100	2016
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016
6	0855	CONC PAVER	0 100	16	6	96.00	SF	10.00	10.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE 03/12/2020 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,346	116.3260	138.14	324,076	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 100% - 2020 Heated Area: 1974 HX Base Yr 2020											
85191 FLORIDIAN DR, FERNANDINA BEACH											

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REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 315,974											
TOTAL MARKET OB/XF VALUE 13,028											
TOTAL LAND VALUE - MARKET 65,000											
TOTAL MARKET VALUE 394,002											
SOH/AGL Deduction 114,811											
ASSESSED VALUE 279,191											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 229,191											
TOTAL JUST VALUE 394,002											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 312,063											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632340	CO ISSUED	0	09/27/2016
B1632340	NEW CONSTR	250,826	05/18/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2625/1261	3/13/2023	LE	U	I	11	100	
GRANTOR: PHILLIPS ROBIN G							
GRANTEE: COLE NAN P & FERN P							
2275/0192	5/09/2019	WD	Q	I	01	315,000	
GRANTOR: IACIOFOLI JOSEPH E JR							
GRANTEE: PHILLIPS ROBIN G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W8 FSP=[YR=2019] N10 W16 S10 E16\$ W16 N10 W16 S63 FOP=[YR=2016] S7 E20 FGR=[YR=2016] S2 E20 N24 W15 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S19\$ N10 W6 S3 W3 D2 L2 W4 U2 L2 W3\$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38\$.											

OTHER ADJUSTMENTS AND NOTES											

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