

LOT 28
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

MYERS JENNIFER MARIE
85177 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
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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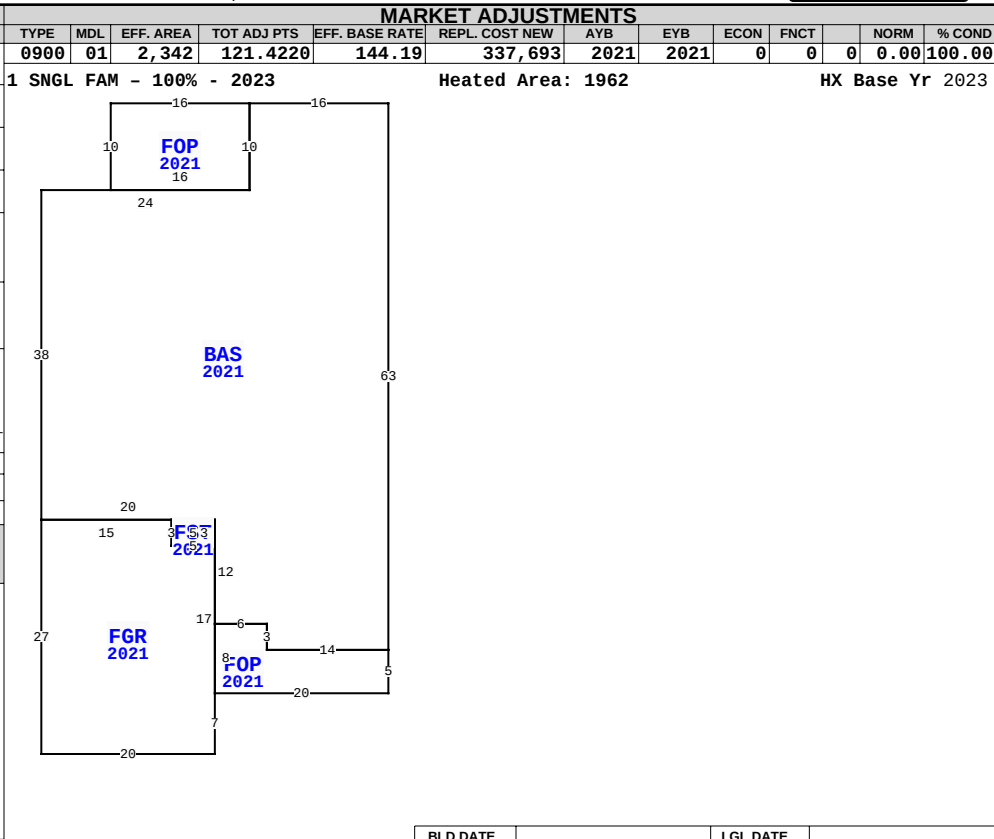
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	282,901
FGR	525	55	289	41,671
FOP	118	30	35	5,047
FOP	160	30	48	6,921
FST	15	55	8	1,154
TOTALS	2,780		2,342	337,693

EXTRA FEATURES	
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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	0855	CONC PAVER	0 100	16	4	64.00	SF	10.00	10.00	100	2021	2021	3	100	640	
2	0855	CONC PAVER	0 100	0	0	559.00	SF	10.00	10.00	100	2021	2021	3	100	5,590	

LAND DESCRIPTION			TOTAL OB/XF 6,230													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	07/01/2021	BY	KW
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85177 FLORIDIAN DR, FERNANDINA BEACH

MARKET ADJUSTMENTS			TOTAL OB/XF 6,230													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
0900	01	2,342	121.4220	144.19	337,693	2021	2021	0	0	0.00	100.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,693	
TOTAL MARKET OB/XF VALUE		6,230	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		408,923	
SOH/AGL Deduction		86,729	
ASSESSED VALUE		322,194	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		272,194	
TOTAL JUST VALUE		408,923	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,361	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006309	CO ISSUED	0	05/20/2021
B2006309	NEW CONSTR	270,032	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/0532	4/28/2022	WD	Q	I	01	430,000	
GRANTOR: BRELAND DAVID E & DOR							
GRANTEE: MYERS JENNIFER MARI							
2468/1244	6/04/2021	WD	Q	I	02	319,600	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BRELAND DAVID E & D							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2021] W16 FOP=[YR=2021] W16 S10 E16 N10\$ S10 W24 S38 FGR=[YR=2021] S27 E20 N7 FOP=[YR=2021] E20 N5 W14 N3 W6 S8\$ N17 FST=[YR=2021] N3 W5 S3 E5\$ W5 N3 W15\$ E20 S12 E6 S3 E14 N63\$.															