

LOT 33
IN OR 2038/1823
FLORIDIAN ENCLAVE AT FLORA

WORLEY JAMES W & CATHERINE G
83023 CARRIE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0033-0000



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

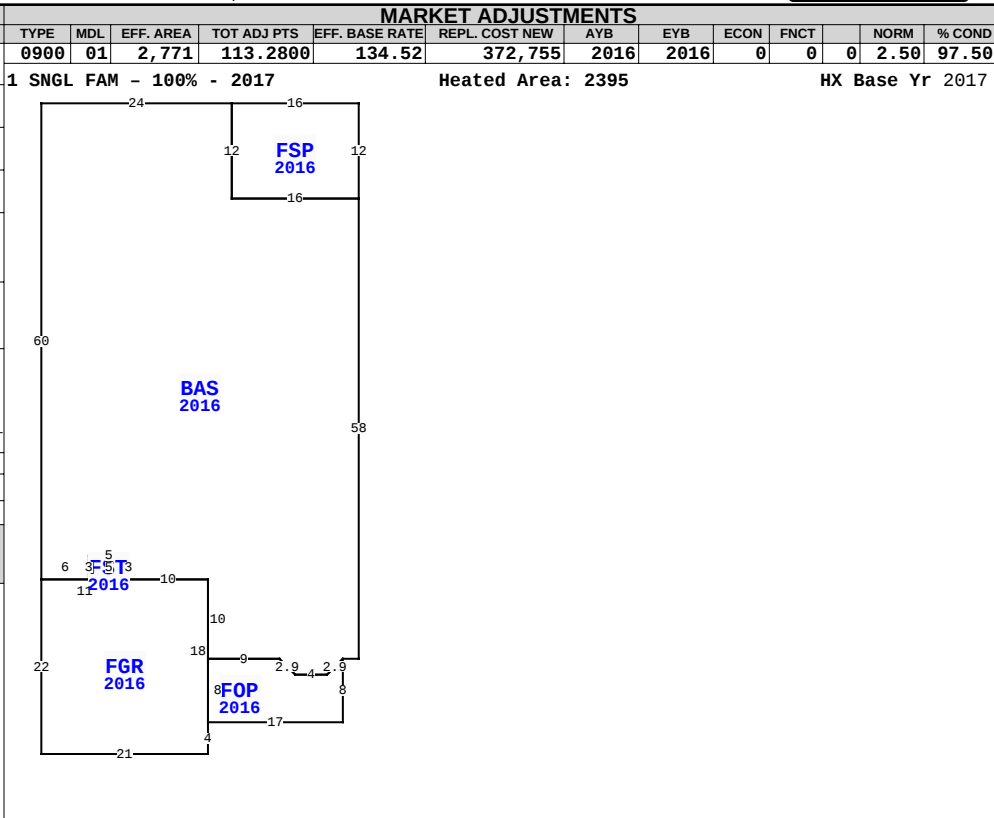
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4146.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	314,121
FGR	462	55	254	33,314
FOP	124	30	37	4,853
FSP	192	40	77	10,099
FST	15	55	8	1,049

TOTALS	3,188		2,771	363,436
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016
2	0855	CONC PAVER	0 100	0	0	541.00	SF	10.00	10.00	100	2016
3	0855	CONC PAVER	0 100	14	4	56.00	SF	10.00	10.00	100	2016
4	0855	CONC PAVER	0 100	16	11	176.00	SF	10.00	10.00	100	2016

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											
10,928											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						363,436					
TOTAL MARKET OB/XF VALUE						10,928					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						439,364					
SOH/AGL Deduction						163,556					
ASSESSED VALUE						275,808					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						225,808					
TOTAL JUST VALUE						439,364					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						347,348					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531249	CO ISSUED	0	03/28/2016
B1531249	NEW CONSTR	296,309	10/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2038/1823	3/28/2016	WD	Q	I	01	340,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: WORLEY JAMES W & CA							
2010/0204	10/20/2015	WD	U	V	30	54,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2016] W16 BAS=[YR=2016] W24 S60 FGR=[YR=2016] S22 E21 N4 FOP=[YR=2016] E17 N8 L2 D2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.											