LOT 35
IN OR 2226/702
FLORIDIAN ENCLAVE AT FLORA

WILSON WENDY I
85139 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0035-0000

BUILDING CHARACTERISTICS

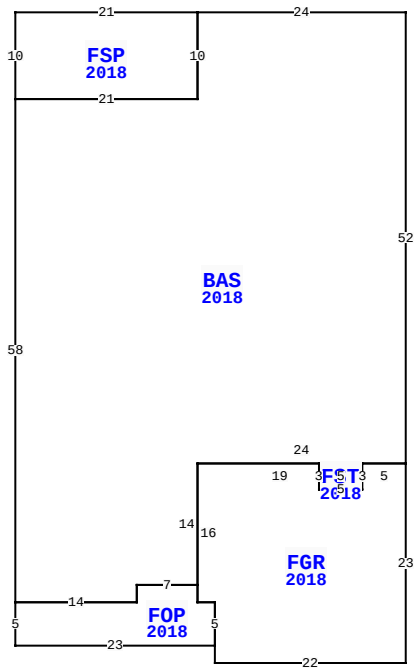
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,452	100	2,452	320,017
FGR	538	55	296	38,632
FOP	129	30	39	5,090
FSP	210	40	84	10,963
FST	15	55	8	1,044
TOTALS	3,344		2,879	375,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	111.5780	132.50	381,468	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2452 HX Base Yr 2019



85139 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,746
TOTAL MARKET OB/XF VALUE		8,796
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		449,542
SOH/AGL Deduction		174,085
ASSESSED VALUE		275,457
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		220,457
TOTAL JUST VALUE		449,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802211	CO ISSUED	0	09/19/2018
B1802211	NEW CONSTR	319,311	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1094	6/03/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WILSON WENDY I						
2226/0702	9/24/2018	WD	Q	I	02	359,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GILVEY WENDY IRENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W21 S10 E21 N10$ S10 W21 S58 FOP=[YR=2018] S5 E23 FGR=[YR=2018] S2 E22 N23 W5 FST=[YR=2018] S3 W5 N3 E5$ W19 S16 E2 S5$ N5 W2 N2 W7 S2 W14$ E14 N2 E7 N14 E24 N52$.

EXTRA FEATURES

LN	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	2018	2018	3	98	627	
2	0855	CONC PAVER	0	100	30	16	480.00	SF	10.00	10.00	100	2018	2018	3	98	4,704	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 8,796

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS