

LOT 37
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

LANE JACK T/KRAUSE CAROLYN R
85123 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0037-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	31	HARDIE BRD 100	0900	01	2,871	111.5780	132.50	380,408	2016	2016	0	0	0	2.50	97.50	VALUATION BY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022										Heated Area: 2452					HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 90											Tax Group: 4					Tax Dist:											
Roof Cover	13	STAND SEAM 10											BUILDING MARKET VALUE					370,898											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					10,492											
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					65,000											
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					446,390											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					83,011											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					363,379											
Bedrooms	04	3 100											TOTAL EXEMPTION VALUE					HX HB 50,000											
Bathrooms	04	2.5 100											BASE TAXABLE VALUE					313,379											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					446,390											
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					352,795																					
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	316,768																									
FGR	523	55	288	37,206																									
FOP	129	30	39	5,039																									
FSP	210	40	84	10,852																									
FST	15	55	8	1,034																									
TOTALS		3,329	2,871	370,898																									
EXTRA FEATURES										85123 FLORIDIAN DR, FERNANDINA BEACH																			
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	0	0	534.00	SF	10.00	10.00	100	2016	2016	3	97	5,180														
2	0855	CONC PAVER	0 100	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	97	660														
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430														
4	0855	CONC PAVER	0 100	21	6	126.00	SF	10.00	10.00	100	2017	2017	3	97	1,222														
LAND DESCRIPTION																													
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	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																													