LOT 41
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

ROMANZ TRACY E
84020 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0041-0000

BUILDING CHARACTERISTICS

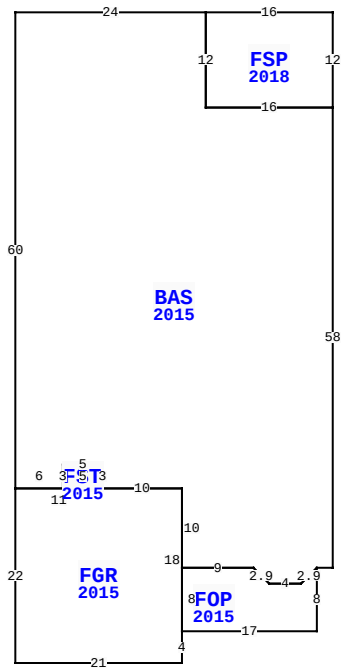
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	312,510
FGR	462	55	254	33,143
FOP	124	30	37	4,828
FSP	192	40	77	10,047
FST	15	55	8	1,044
TOTALS	3,188		2,771	361,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	113.2800	134.52	372,755	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2395 HX Base Yr 2023



84020 AVRIETT WAY, 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		361,572
TOTAL MARKET OB/XF VALUE		10,477
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		437,049
SOH/AGL Deduction		0
ASSESSED VALUE		437,049
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		382,049
TOTAL JUST VALUE		437,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0206774	NEW CONSTR	0	08/01/2020
B1429593	CO ISSUED	0	04/16/2015
B1429593	NEW CONSTR	294,035	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0272	5/05/2022	WD	Q	I	02	500,400
GRANTOR: THATCHER MARY MICHELE						
GRANTEE: ROMANZ TRACY E						
2557/0945	4/20/2022	FJ	U	I	11	0
GRANTOR: THATCHER MARY ANN EST						
GRANTEE: THATCHER MARY M & K						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2015] W24 S60 FGR=[YR=2015] S22 E21 N4 FOP=[YR=2015] E17 N8 D2 L2 W4 U2 L2 W9 S8 $ N18 W10 FST=[YR=2015] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12$ S12 E16 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	576.00	SF	10.00	10.00	100	2015	2015	3	96	5,530	
3	0855	CONC PAVER	0	100	16	10	160.00	SF	10.00	10.00	100	2016	2016	3	97	1,552	

LAND DESCRIPTION

TOTAL OB/XF 10,477

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