

LOT 42
IN OR 2159/1814
FLORIDIAN ENCLAVE AT FLORA

HASKEW RICHARD C & MARSHA D
84034 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0042-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

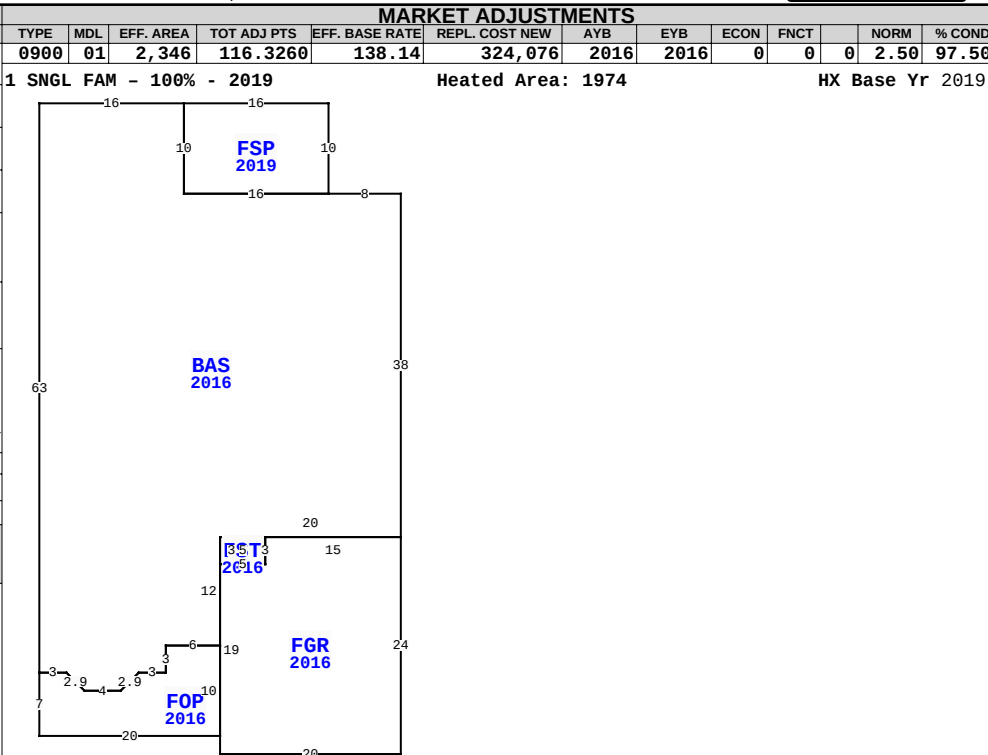
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4146.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	265,871
FGR	465	55	256	34,480
FOP	146	30	44	5,926
FSP	160	40	64	8,620
FST	15	55	8	1,077
TOTALS	2,760		2,346	315,974

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	883.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	12	4	48.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
12,461											

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12,461											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						315,974					
TOTAL MARKET OB/XF VALUE						12,461					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						393,435					
SOH/AGL Deduction						114,312					
ASSESSED VALUE						279,123					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						229,123					
TOTAL JUST VALUE						393,435					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						312,029					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005463	H/AC	2,965	07/01/2020
C1632093	CO ISSUED	0	08/24/2016
B1632093	NEW CONSTR	250,826	04/18/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2159/1814	11/16/2017	WD	Q	I	02	284,100			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: HASKEW RICHARD C &									
2041/0385	4/14/2016	WD	U	V	30	57,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W8 FSP=[YR=2019] N10 W16 S10 E16\$ W16 N10 W16 S63 FOP=[YR=2016] S7 E20 FGR=[YR=2016] S2 E20 N24 W15 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S19\$ N10 W6 S3 W3 D2 L2 W4 U2 L2 W3\$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38\$.											