

LOT 50
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

GOTZ GEROLD & EVA O
85041 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0050-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0900	01	2,476	117.9840	140.11	346,912	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2139									
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2022									
Roof Cover	13	STAND SEAM 10																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 100																							
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	2,139	100	2,139	299,695																					
FGR	420	55	231	32,365																					
FOP	114	30	34	4,764																					
FSP	180	40	72	10,088																					
TOTALS			2,853	2,476	346,912																				
EXTRA FEATURES			85041 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	13	3	39.00	SF	10.00	10.00	100	2021	2021	3	100	390										
2	0855	CONC PAVER	0 100	0	0	537.00	SF	10.00	10.00	100	2021	2021	3	100	5,370										
TOTAL OB/XF 5,760																									
LAND DESCRIPTION			TOTAL OB/XF 5,760																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	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 07/01/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									