

LOT 51
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

SMITH FREDERICK T & MARY S S
85033 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0051-0000



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	2,787	114.5280	136.00	379,032	2016	2016	0	0	2.50	97.50	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2395									
Roof Cover	03	COMP SHNGL 90														HX Base Yr 2023									
Roof Cover	13	STAND SEAM 10																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 80																							
Interior Floo	14	CARPET 20																							
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	317,577																					
FGR	525	55	289	38,321																					
FOP	124	30	37	4,906																					
FOP	192	30	58	7,691																					
FST	15	55	8	1,061																					
TOTALS			3,251	2,787	369,556																				
EXTRA FEATURES			85033 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430									
2	0855	CONC PAVER	0	100	0	0	526.00	SF	10.00	10.00	100	2016	2016	3	97	5,102									
3	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00	100	2016	2016	3	97	737									
4	0911	SCRN RM A	0	100	17	11	187.00	SF	17.50	17.50	100	2016	2016	3	78	2,553									
5	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	100	2016	2016	3	97	3,123									
6	0462	ST/AL FNC	0	100	190	0	760.00	SF	10.00	10.00	100	2017	2017	3	87	6,612									
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564									
TOTAL OB/XF 22,121																									
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																									