

LOT 53
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

PLOURDE DANIEL R & KATRINA L
85011 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0053-0000



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		2.5 100
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	2,452	100	2,452	323,266
FGR	538	55	296	39,024
FOP	129	30	39	5,142
FSP	210	40	84	11,074
TOTALS	3,329		2,871	378,506

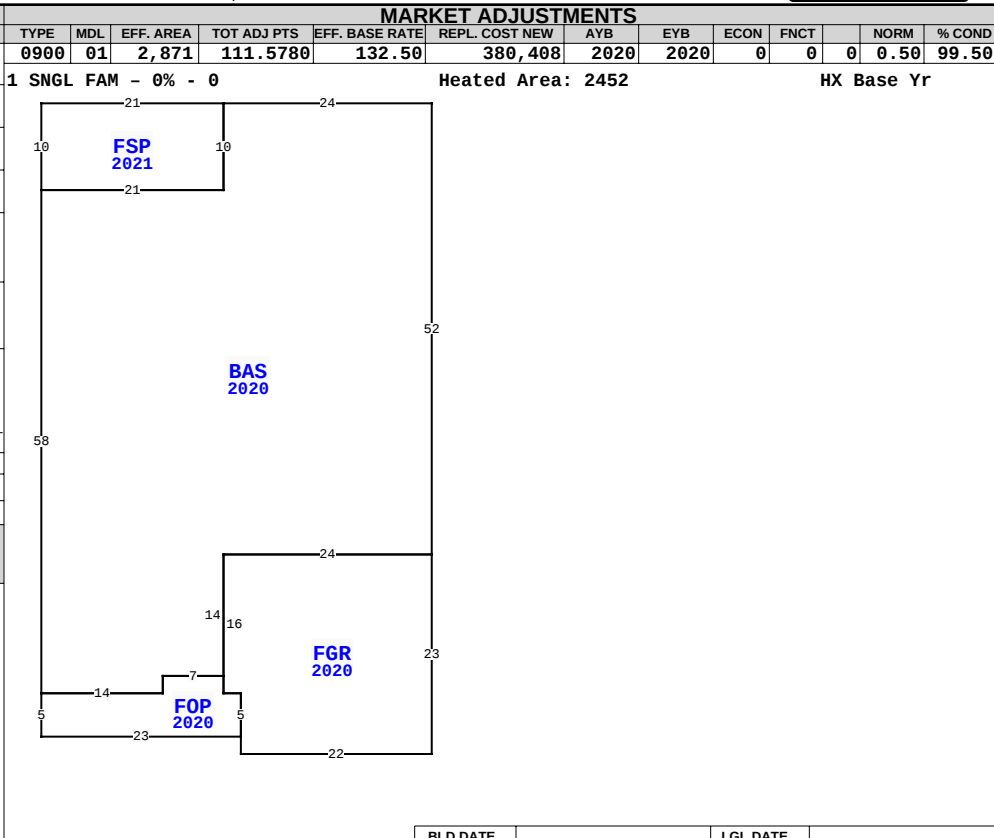
EXTRA FEATURES

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	0	0	0	702.00	SF	10.00	10.00	100	2020	2020	3	99	6,950	
2	0911	SCRN RM A	0	0	37	35	1,295.00	SF	17.50	17.50	100	2021	2021	3	97	21,983	
3	0861	POOL GUNIT	0	0	0	0	375.00	SF	85.00	85.00	100	2021	2021	3	98	31,238	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
5	0855	CONC PAVER	0	0	0	0	920.00	SF	10.00	10.00	100	2021	2021	3	100	9,200	
6	0462	ST/AL FNC	0	0	140	0	560.00	SF	10.00	10.00	100	2021	2021	3	98	5,488	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	65,000.00	61,750.00	61,750							

REVIEW DATE 07/01/2021 BY KW



85011 FLORIDIAN DR, FERNANDINA BEACH

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

TOTAL OB/XF 77,096

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	65,000.00	61,750.00	61,750							

Total Acres: 0.00 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,506
TOTAL MARKET OB/XF VALUE		77,096
TOTAL LAND VALUE - MARKET		61,750
TOTAL MARKET VALUE		517,352
SOH/AGL Deduction		95,600
ASSESSED VALUE		421,752
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		421,752
TOTAL JUST VALUE		517,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104514	SCRN ENCLSR	12,865	04/13/2021
B2012756	SWIM POOL	70,000	12/21/2020
C205804	CO ISSUED	0	07/06/2020
B2001468	NEW CONSTR	335,031	02/18/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2394/1079	9/21/2020	WD	Q	I	01	349,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: PLOURDE DANIEL R &

2191/1243 4/03/2018 WD U V 30 660,000

GRANTOR: FLORA PARKE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FSP=[YR=2021] W21 S10 E21 N10 \$ S10 W21 S58 FOP=[YR=2020] S5 E23 FGR=[YR=2020] S2 E22 N23 W24 S16 E2 S5 \$ N5 W2 N2 W7 S2 W14 \$ E14 N2 E7 N14 E24 N52 \$.

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