



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

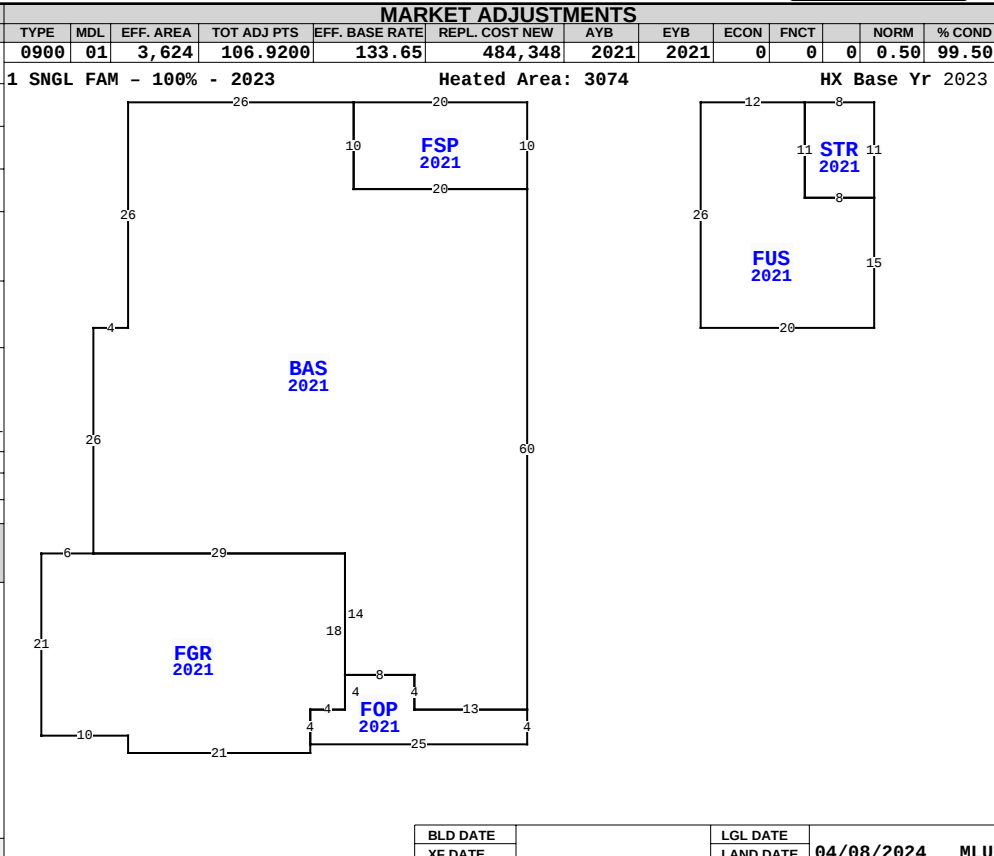
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2,642	351,337
FGR	765	55	421	55,986
FOP	132	30	40	5,319
FSP	200	40	80	10,639
FUS	432	100	432	57,448
STR	88	10	9	1,197

TOTALS	4,259		3,624	481,926
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	15	3	45.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	770.00	SF	10.00	10.00	100	2021

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



34128 LAVENDER PARKE DR, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	04/08/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
8,069											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						481,926					
TOTAL MARKET OB/XF VALUE						8,069					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						564,995					
SOH/AGL Deduction						36,577					
ASSESSED VALUE						528,418					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						478,418					
TOTAL JUST VALUE						564,995					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						533,289					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007856	CO ISSUED	0	02/08/2021
B2007856	NEW CONSTR	420,105	08/27/2020
B2002683	NEW CONSTR	336,805	04/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2433/0138	2/09/2021	WD	Q	I	01	414,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: WOODS GARY ALEXANDE							
2382/0280	7/30/2020	WD	U	V	30	68,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2021] W20 BAS=[YR=2021] W26 S26 W4 S26											
FGR=[YR=2021] W6 S21 E10 S2 E21 N1 FOP=[YR=2021] E25 N4 W13											
N4 W8 S4 W4 S4\$ N4 E4 N18 W29\$ E29 S14 E8 S4 E13 N60 W20 N10\$											
S10 E20 N10\$ PTR= E20 FUS=[YR=2021] E12 STR=[YR=2021] E8											
S11 W8 N11\$ S11 E8 S15 W20 N26\$ W20\$.											