



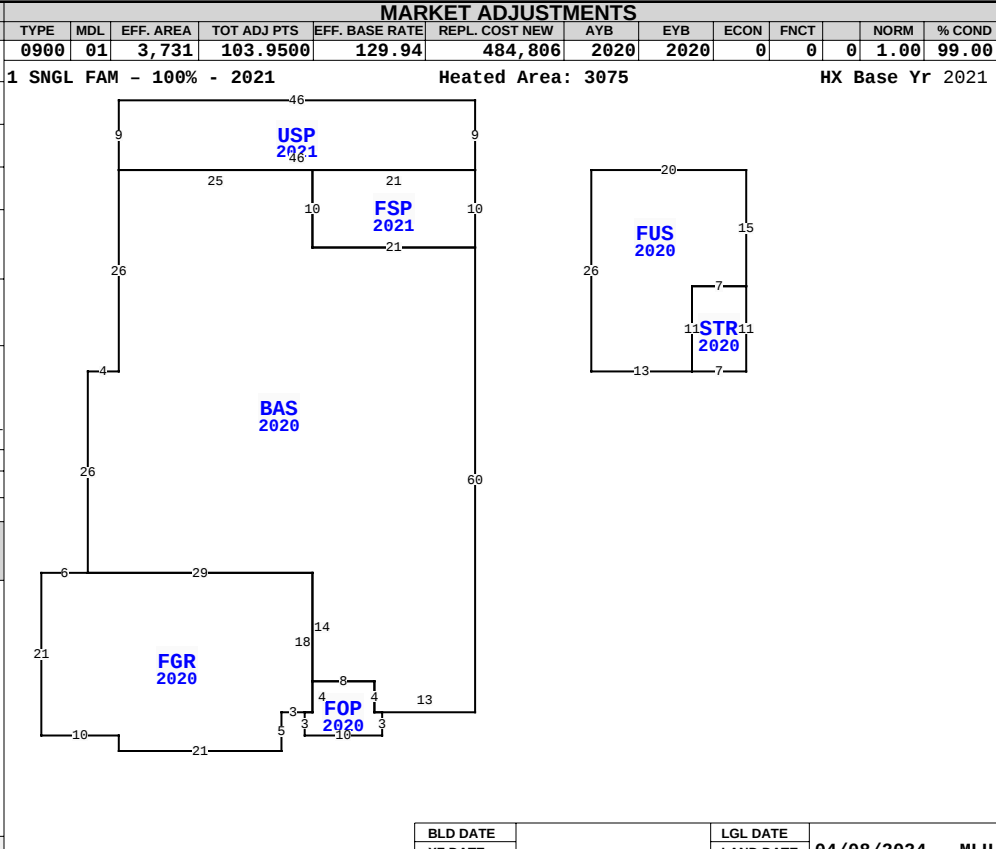
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,632	100	2,632	338,582
FGR	765	55	421	54,158
FOP	62	30	19	2,444
FSP	210	40	84	10,806
FUS	443	100	443	56,987
STR	77	10	8	1,030
USP	414	30	124	15,952
TOTALS	4,603		3,731	479,958

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	8	3			
2	0811	CONCRETE B	0	100	0	0			
3	0911	SCRN RM A	0	100	0	0			
4	0861	POOL GUNIT	0	100	0	0			
5	0855	CONC PAVER	0	100	0	0			
6	0855	CONC PAVER	0	100	26	12			
7	0871	POOL HTR R	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	
REVIEW DATE		08/11/2021		BY	KW



34104 LAVENDER PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/08/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF													
59,830													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		479,958	
TOTAL MARKET OB/XF VALUE		59,830	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		614,788	
SOH/AGL Deduction		166,591	
ASSESSED VALUE		448,197	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		398,197	
TOTAL JUST VALUE		614,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		584,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105984	SCRN ENCLSR	19,364	05/10/2021
B2101135	SWIM POOL	72,670	02/01/2021
C204729	CO ISSUED	0	12/22/2020
B204729	NEW CONSTR	420,347	06/18/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2421/0499	12/23/2020	WD	Q	I	02
					SALE PRICE
					424,900
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SCHAFER JAMES D & M					
2384/1859	8/14/2020	WD	U	V	30
					68,000
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES													
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BUILDING DIMENSIONS													
USP=[YR=2021] N9 W46 S9 E46\$ FSP=[YR=2021] W21 BAS=[YR=2020] W25 S26 W4 S26 FGR=[YR=2020] W6 S21 E10 S2 E21 N5 E3 FOP=[YR=2020] S3 E10 N3 W1 N4 W8 S4 W1\$ E1 N18 W29\$ E29 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$ PTR= E15 FUS=[YR=2020] E20 S15 STR=[YR=2020] S11 W7 N11 E7 \$ W7 S11 W13 N26\$ W15\$.													