LOT 277
FLORA PARKE UNIT 7B OR 2344/24

**FENWICK DIANE**
34056 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-0557-0277-0000**

## BUILDING CHARACTERISTICS

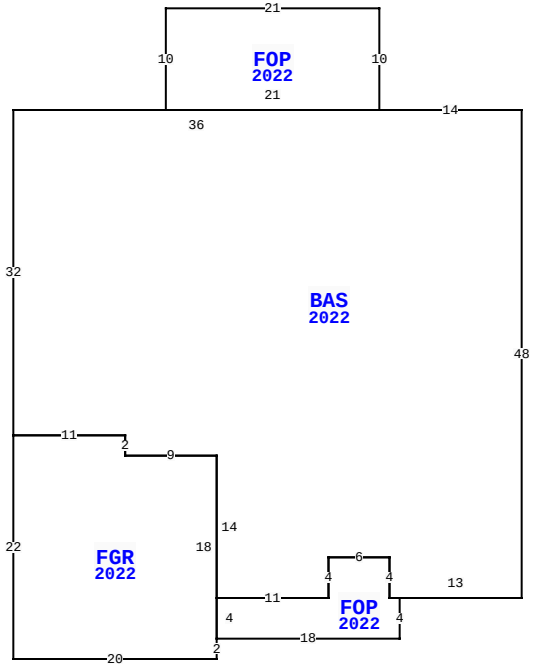
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 05 | HOT WATER 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 | 4041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,074 | 100 | 2,074 | 288,369 |
| FGR | 422 | 55 | 232 | 32,257 |
| FOP | 96 | 30 | 29 | 4,032 |
| FOP | 210 | 30 | 63 | 8,760 |
| TOTALS | 2,802 | | 2,398 | 333,418 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,398 | 111.2300 | 139.04 | 333,418 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2074 HX Base Yr 2023




34056 LAVENDER PARKE DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/08/2024 MLU

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 333,418 |
| TOTAL MARKET OB/XF VALUE | 3,156 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 411,574 |
| SOH/AGL Deduction | 15,119 |
| ASSESSED VALUE | 396,455 |
| TOTAL EXEMPTION VALUE | HX HB SX 100,000 |
| BASE TAXABLE VALUE | 296,455 |
| TOTAL JUST VALUE | 411,574 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 384,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2103689 | NEW CONSTR | 284,187 | 03/25/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2598/1455 | 10/21/2022 | WD | Q | I | 01 | 422,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: FENWICK DIANE | | | | | | |
| 2451/1071 | 3/24/2021 | WD | U | V | 30 | 70,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N10 W21 S10 E21$ W36 S32
FGR=[YR=2022] S22 E20 N2 FOP=[YR=2022] E18 N4 W1 N4 W6 S4
W11 S4$ N18 W9 N2 W11$ E11 S2 E9 S14 E11 N4 E6 S4 E13 N48$.

## EXTRA FEATURES

| LN | 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 607.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,156 | |

TOTAL OB/XF 3,156

## LAND DESCRIPTION

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 07/26/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS