LOT 282
FLORA PARKE UNIT 7B OR 2344/24

JONES MARY
34016 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0557-0282-0000

BUILDING CHARACTERISTICS

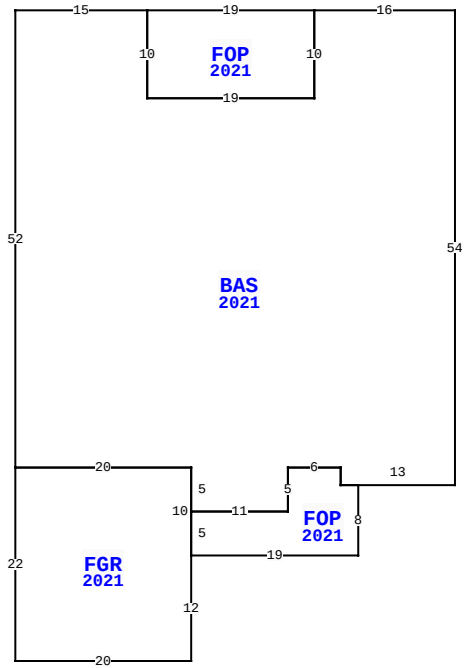
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,491	100	2,491	347,393
FGR	440	55	242	33,749
FOP	131	30	39	5,439
FOP	190	30	57	7,949
TOTALS	3,252		2,829	394,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,829	112.1280	140.16	396,513	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2491 HX Base Yr 2022



34016 LAVENDER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,530
TOTAL MARKET OB/XF VALUE		4,060
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		473,590
SOH/AGL Deduction		151,539
ASSESSED VALUE		322,051
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		267,051
TOTAL JUST VALUE		473,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102298	CO ISSUED	0	10/01/2021
B2102298	NEW CONSTR	338,201	02/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1430	10/04/2021	WD	Q	I	01	370,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES BERNARD & MAR						
2447/0758	3/24/2021	WD	Q	V	05	140,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W15 S52 FGR=[YR=2021] S22 E20 N12 FOP=[YR=2021] E19 N8 W2 N2 W6 S5 W11 S5$ N10 W20$ E20 S5 E11 N5 E6 S2 E13 N54$.

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	0810	CONCRETE A	0	100	0	0	631.00	SF	6.50	6.50	100	2021	2021	3	99	4,060	

LAND DESCRIPTION

TOTAL OB/XF 4,060

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	000134	C	SFR POND	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 01/05/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS