



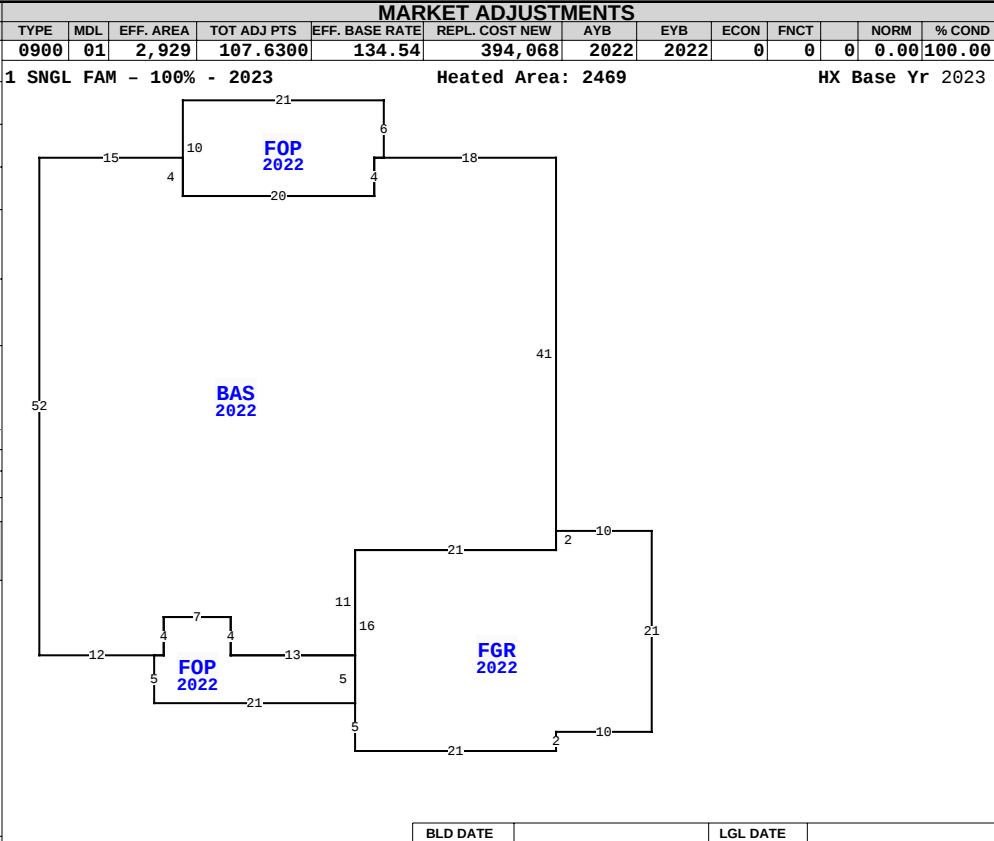
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,469	100	2,469	332,179
FGR	651	55	358	48,165
FOP	133	30	40	5,382
FOP	206	30	62	8,341
TOTALS	3,459		2,929	394,068

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
1	0811	CONCRETE B	0 100	0	0	975.00	SF	5.20	5.20	100	2022	2022	3

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



34033 LAVENDER PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
5,070													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					394,068				
TOTAL MARKET OB/XF VALUE					5,070				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					474,138				
SOH/AGL Deduction					16,380				
ASSESSED VALUE					457,758				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					407,758				
TOTAL JUST VALUE					474,138				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					444,425				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108440	CO ISSUED	0	06/16/2022
B2108440	NEW CONSTR	363,144	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/0922	6/17/2022	WD	Q	I	02	551,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NEVE LAURENCE J						
2499/0464	9/21/2021	WD	U	V	30	75,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W18 FOP=[YR=2022] N6 W21 S10 E20 N4 E1\$ W1 S4 W20 N4 W15 S52 E12 FOP=[YR=2022] S5 E21 FGR=[YR=2022] S5 E21 N2 E10 N21 W10 S2 W21 S16\$ N5 W13 N4 W7 S4 W1 \$ E1 N4 E7 S4 E13 N11 E21 N41\$.													