



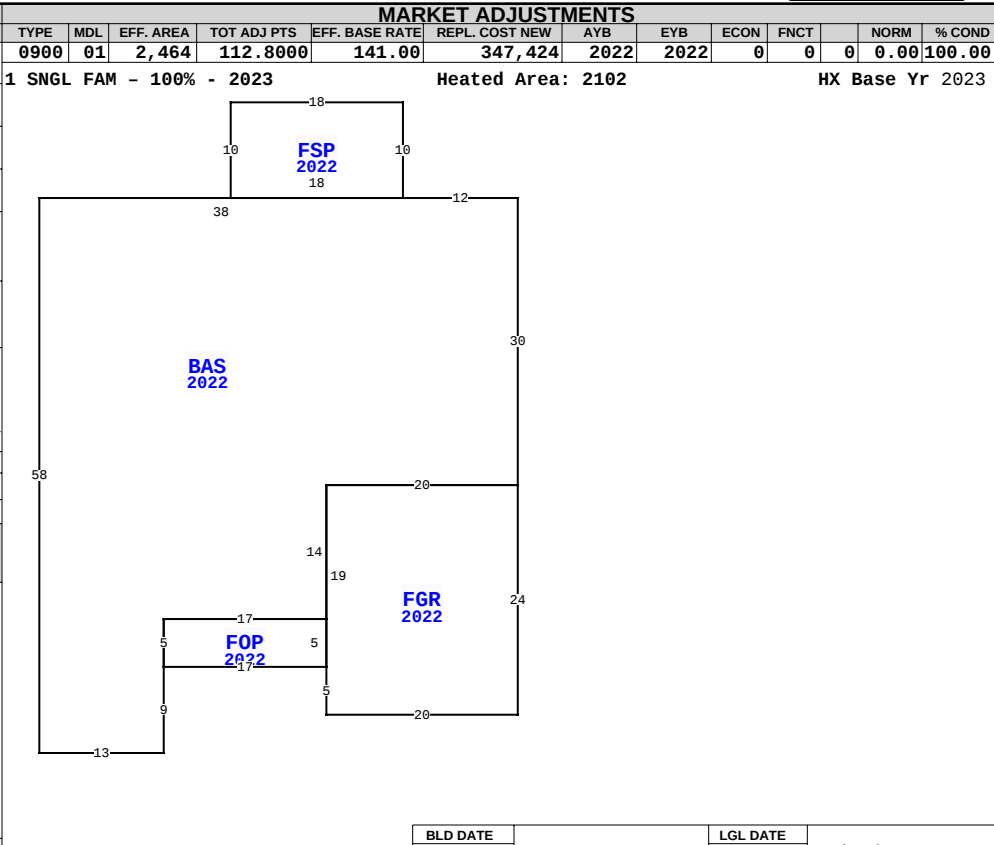
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	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	2,102	100	2,102	296,382
FGR	480	55	264	37,224
FOP	85	30	26	3,666
FSP	180	40	72	10,152
TOTALS	2,847		2,464	347,424

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 % COND
1	0811	CONCRETE B	0 100	0	0	671.00	SF	5.20	5.20	100	2022	2022	3 100

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00



34083 LAVENDER PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/08/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					347,424				
TOTAL MARKET OB/XF VALUE					3,489				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					425,913				
SOH/AGL Deduction					15,415				
ASSESSED VALUE					410,498				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					360,498				
TOTAL JUST VALUE					425,913				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					398,542				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111631	CO ISSUED	0	05/11/2022
B2111631	NEW CONSTR	306,705	09/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2562/1641	5/12/2022	WD	Q	I	02	440,500	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:DESAUTELS JAMES E &							
2499/0447	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] W12 FSP=[YR=2022] N10 W18 S10 E18\$ W38 S58 E13 N9 FOP=[YR=2022] E17 FGR=[YR=2022] S5 E20 N24 W20 S19\$ N5 W17 S5\$ N5 E17 N14 E20 N30\$.									