



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 80
Interior Floor	14	CARPET 20
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	316,149
FGR	480	55	264	39,706
FOP	99	30	30	4,512
FOP	180	30	54	8,122
TOTALS	2,861		2,450	368,490

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,450	120.9320	151.16	370,342	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 0% - 0 Heated Area: 2102 HX Base Yr											
34131 LAVENDER PARKE DR, FERNANDINA BEACH, FL 32035											
BLD DATE 04/08/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	21 3	63.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0	0	0 0	735.00	SF	10.00	10.00	100	2021

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2021	3	99	624	
2021	3	99	7,277	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF												7,901
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		
Total Acres: 0.00			Total Land Value: 75,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,490	
TOTAL MARKET OB/XF VALUE		7,901	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		451,391	
SOH/AGL Deduction		44,775	
ASSESSED VALUE		406,616	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		406,616	
TOTAL JUST VALUE		451,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010690	CO ISSUED	0	04/28/2021
B2010690	NEW CONSTR	288,097	11/04/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2459/1204	5/03/2021	WD Q	I	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CARAVELLA MARK & KR					
2427/0462	1/14/2021	WD U	V	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W12 FOP=[YR=2021] N10 W18 S10 E18\$ W38 S58 E13 N7 FOP=[YR=2021] E7 N2 E10 FGR=[YR=2021] S5 E20 N24 W20 S19\$ N5 W17 S7\$ N7 E17 N14 E20 N30\$.											