LOT 1
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

SCHLIFER COREY BRYAN & WILHELMINA MACARAYA
85010 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

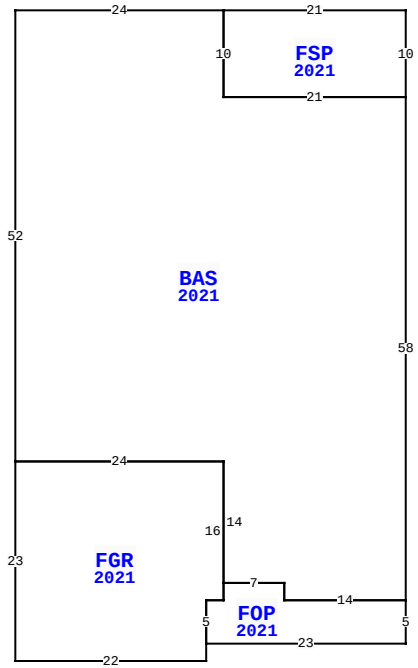
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2,452	355,177
FGR	538	55	296	42,877
FOP	129	30	39	5,650
FSP	210	40	84	12,168
TOTALS	3,329		2,871	415,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,871	116.4660	145.58	417,960	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2452 HX Base Yr 2022



85010 FLORIDIAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,870
TOTAL MARKET OB/XF VALUE		11,228
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		502,098
SOH/AGL Deduction		166,548
ASSESSED VALUE		335,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,550
TOTAL JUST VALUE		502,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010729	CO ISSUED	0	05/24/2021
B2010729	NEW CONSTR	335,031	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1887	7/16/2024	WD	Q	I	01	564,000
GRANTOR: MOSELEY JON A & VIRGI						
GRANTEE: SCHLIFER COREY BRYA						
2467/0593	5/27/2021	WD	Q	I	01	357,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOSELEY JON A & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2021] W24 S52 FGR=[YR=2021] S23 E22 N2 FOP=[YR=2021] E23 N5 W14 N2 W7 S2 W2 S5$ N5 E2 N16 W24$ E24 S14 E7 S2 E14 N58 W21 N10$ S10 E21 N10$.

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	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2021	2021	3	99	554	
2	0855	CONC PAVER	0	100	0	0	703.00	SF	10.00	10.00	100	2021	2021	3	99	6,960	
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2021	2021	3	95	3,420	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 11,228

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 07/01/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS