

LOT 5
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

KNIGHT ROBERT A SR & DEBORAH CAMPBELL
85050 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0005-0000



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 80
Interior Floo	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
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NEIGHBORHOOD/LOC	4146.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2,452	338,258
FGR	523	55	288	39,731
FOP	129	30	39	5,380
FSP	210	40	84	11,588
FST	15	55	8	1,104
PTO	168	5	8	1,104

TOTALS	3,497		2,879	397,164
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EXTRA FEATURES	
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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	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0			688.00	SF	10.00				6,536	
2	0855	CONC PAVER	0	100	20	10			200.00	SF	10.00				1,920	
3	0462	ST/AL FNC	0	100	120	0			480.00	SF	10.00				4,032	
4	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00				276	

LAND DESCRIPTION			TOTAL OB/XF 12,764													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	03/12/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,879	114.9620	143.70	413,712	2014	2014	0	0	4.00	96.00
1 SNGL FAM - 100% - 2023 Heated Area: 2452 HX Base Yr 2023											
85050 FLORIDIAN DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/08/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		397,164	
TOTAL MARKET OB/XF VALUE		12,764	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		484,928	
SOH/AGL Deduction		13,992	
ASSESSED VALUE		470,936	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		420,936	
TOTAL JUST VALUE		484,928	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428788	CO ISSUED	0	11/14/2014
B1428788	NEW CONSTR	274,521	05/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2596/0952	10/13/2022	WD	Q	I	02
GRANTOR: BERRY MAURICE E III & GRANTEE: KNIGHT ROBERT ARTHU					
2428/1693	1/27/2021	WD	Q	I	01
GRANTOR: STOTZNER WILLIAM & CA GRANTEE: BERRY MAURICE E III					

BUILDING NOTES					
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BUILDING DIMENSIONS					
PTO=[YR=2019] N8 W21 S8 E21\$ FSP=[YR=2018] W21 BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N2 FOP=[YR=2014] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W14 FST=[YR=2014] W5 S3 E5 N3 \$ S3 W5 N3 W5\$ E24 S14 E7 S2 E14 N58 W21 N10\$ S10 E21 N10\$.					