

LOT 6
IN OR 2083/1111
FLORIDIAN ENCLAVE AT FLORA

SHEDD DALE P & ELLEN S
85062 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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

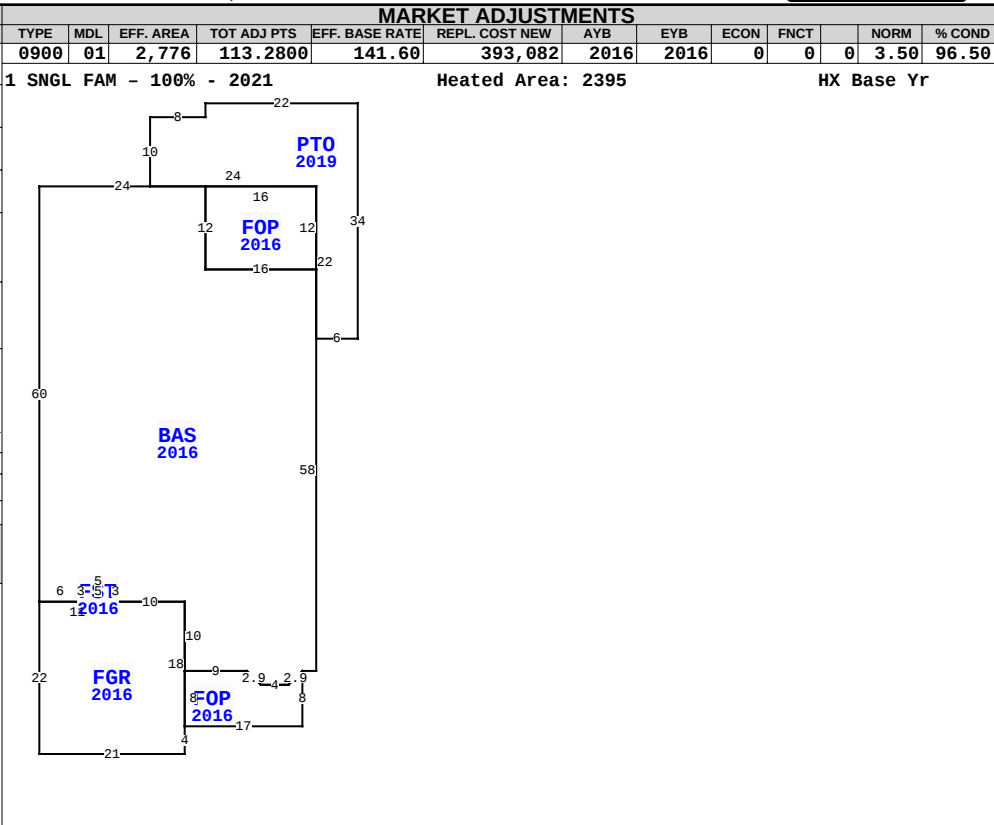
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	327,262
FGR	462	55	254	34,707
FOP	124	30	37	5,056
FOP	192	30	58	7,926
FST	15	55	8	1,093
PTO	476	5	24	3,279

TOTALS 3,664 2,776 379,324

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	558.00	SF	10.00
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00
3	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 03/12/2020 BY KWA



85062 FLORIDIAN DR, FERNANDINA BEACH

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Market: 0 Agricultural: 0 Common: 75,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,776	113.2800	141.60	393,082	2016	2016	0	0	3.50	96.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		379,324
TOTAL MARKET OB/XF VALUE		11,547
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		465,871
SOH/AGL Deduction		13,669
ASSESSED VALUE		452,202
TOTAL EXEMPTION VALUE	13	452,202
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		465,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530855	CO ISSUED	0	02/01/2016
B1530855	NEW CONSTR	294,035	07/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2083/1111	10/31/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: SHEDD DALE P & ELLE					
1959/0632	1/21/2015	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					54,500
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W24 N10 E8 N2 E22 S34 W6 N22\$ FOP=[YR=2016] W16 BAS=[YR=2016] W24 S60 FGR=[YR=2016] S22 E21 N4 FOP=[YR=2016] E17 N8 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.