

LOT 7 & TRACT A-1
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

THREE PALMS PROPERTIES OF AMELIA LLC
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0007-0000



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 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

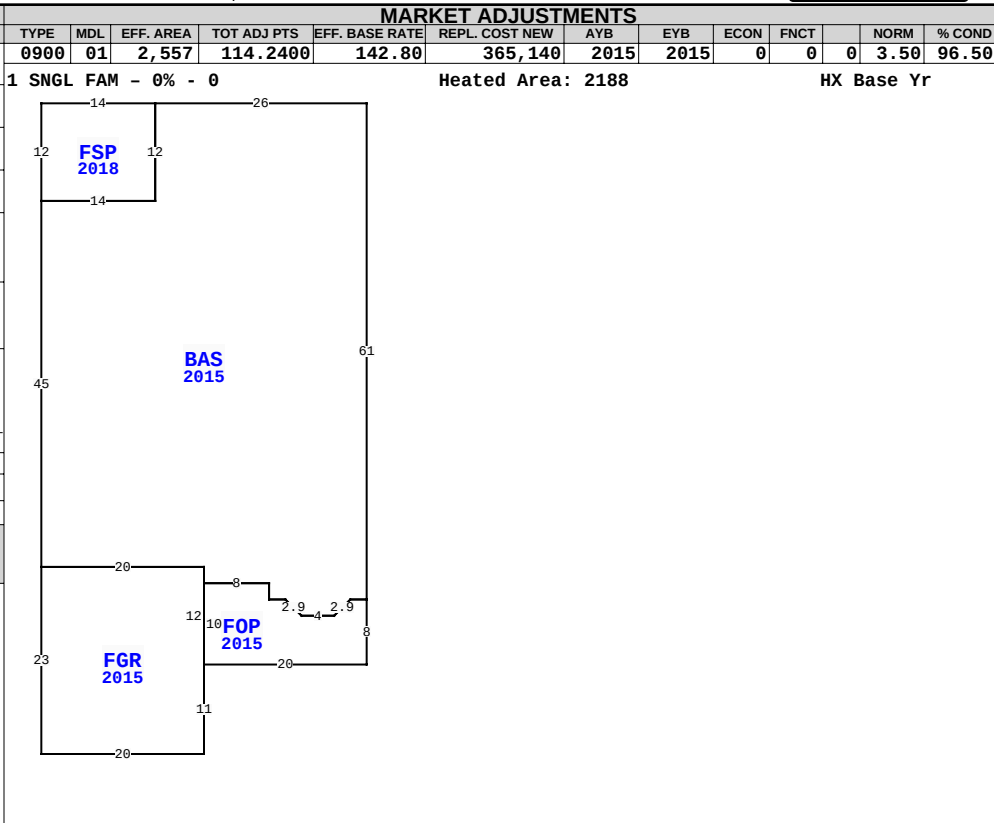
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4146.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	2,188	301,510
FGR	460	55	253	34,864
FOP	164	30	49	6,752
FSP	168	40	67	9,233

TOTALS	2,980	2,557	352,360
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	544.00	SF	10.00	10.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0462	ST/AL FNC	0	0	70	0	280.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
11,101											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			352,360
TOTAL MARKET OB/XF VALUE			11,101
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			438,461
SOH/AGL Deduction			43,087
ASSESSED VALUE			395,374
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			395,374
TOTAL JUST VALUE			438,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429677	CO ISSUED	0	05/07/2015
B1429677	NEW CONSTR	272,176	12/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2491/0426	8/25/2021	TD	U	I	11	100	
GRANTOR: CANTER JANET H REVOCA							
GRANTEE: THREE PALMS PROPERT							
2079/1062	10/20/2016	WD	U	I	11	100	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: CANTER JANET H REVO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W26 FSP=[YR=2018] W14 S12 E14 N12 S S12 W14 S45 FGR=[YR=2015] S23 E20 N11 FOP=[YR=2015] E20 N8 W2 D2 L2 W4 U2 L2 W2 N2 W8 S10 S N12 W20 S E20 S2 E8 S2 E2 D2 R2 E4 U2 R2 E2 N61 S .											