

LOT 9
IN OR 2148/810
FLORIDIAN ENCLAVE AT FLORA

DICKINSON ERIC W & MARGARET V
85088 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0009-0000



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 60
Interior Floo	14	CARPET 40
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	331,721
FGR	523	55	288	38,962
FOP	129	30	39	5,276
FSP	210	40	84	11,364
FST	15	55	8	1,083
TOTALS	3,329		2,871	388,405

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	550.00	SF	10.00	10.00	100	2016	2016	3	96	5,280	
2	0855	CONC PAVER	0 100	14	4	56.00	SF	10.00	10.00	100	2016	2016	3	96	538	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
4	0462	ST/AL FNC	0 100	70	0	280.00	SF	10.00	10.00	100	2016	2016	3	81	2,268	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	03/12/2020	BY	KWA
-------------	------------	----	-----

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	111.5780	139.47	400,418	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2452 HX Base Yr 2018											

85088 FLORIDIAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
11,751											

TOTAL OB/XF											
11,751											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		388,405	
TOTAL MARKET OB/XF VALUE		11,751	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		475,156	
SOH/AGL Deduction		159,111	
ASSESSED VALUE		316,045	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		266,045	
TOTAL JUST VALUE		475,156	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,834	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632398	NEW CONSTR	310,428	05/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2148/0810	9/22/2017	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DICKINSON ERIC W &					
2047/1905	5/19/2016	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FSP=[YR=2019] W21 BAS=[YR=2016] W24 S52 FGR=[YR=2016] S23 E22 N2 FOP=[YR=2016] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W14 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E24 S14 E7 S2 E14 N58 W21 N10\$ S10 E21 N10\$.					