LOT 11 & TRACT A-5
IN OR 2013/918
FLORIDIAN ENCLAVE AT FLORA

CLARK FRONTIS JR & ANN N
85108 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

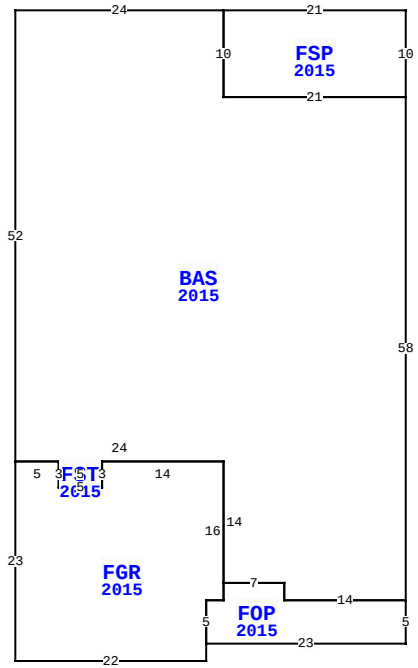
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,452	100	2,452	332,235
FGR	523	55	288	39,023
FOP	129	30	39	5,284
FSP	210	40	84	11,381
FST	15	55	8	1,084
TOTALS	3,329		2,871	389,008

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	112.3300	140.41	403,117	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2452 HX Base Yr 2017



85108 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		389,008
TOTAL MARKET OB/XF VALUE		12,003
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		476,011
SOH/AGL Deduction		150,369
ASSESSED VALUE		325,642
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,642
TOTAL JUST VALUE		476,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530516	CO ISSUED	0	10/22/2015
B1530516	NEW CONSTR	308,414	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/0918	11/06/2015	WD	Q	I	01	347,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK FRONTIS JR &						
1985/0035	6/05/2015	WD	U	V	30	54,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W21 BAS=[YR=2015] W24 S52 FGR=[YR=2015] S23 E22 N2 FOP=[YR=2015] E23 N5 W14 N2 W7 S2 W2 S5$ N5 E2 N16 W14 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W5$ 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	0	0	537.00	SF	10.00	10.00	100	2015	2015	3	95	5,102	
2	0855	CONC PAVER	0	100	16	4	64.00	SF	10.00	10.00	100	2015	2015	3	95	608	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
4	0855	CONC PAVER	0	100	21	11	231.00	SF	10.00	10.00	100	2015	2015	3	95	2,195	
5	0855	CONC PAVER	0	100	0	0	74.00	SF	10.00	10.00	100	2015	2015	3	95	703	

LAND DESCRIPTION

TOTAL OB/XF 12,003

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 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS