

LOT 19
IN OR 2145/28
FLORIDIAN ENCLAVE AT FLORA

STANGE DAVID R & JUDITH Z
85202 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0019-0000



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
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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	2,195	100	2,195	304,043
FGR	440	55	242	33,521
FOP	162	30	49	6,787
FSP	168	40	67	9,281
FST	15	55	8	1,108

TOTALS	2,980		2,561	354,740
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	615.00	SF	10.00
3	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00

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
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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	2,561	114.2400	142.80	365,711	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2195 HX Base Yr 2018											

85202 FLORIDIAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	615.00	SF	10.00	10.00	100	2016	2016	3	96	5,904	
3	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00	100	2016	2016	3	96	730	

TOTAL OB/XF													10,029	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				354,740	
TOTAL MARKET OB/XF VALUE				10,029	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				439,769	
SOH/AGL Deduction				137,016	
ASSESSED VALUE				302,753	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				252,753	
TOTAL JUST VALUE				439,769	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				413,872	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632098	CO ISSUED	0	08/24/2016
N1632098	NEW CONSTR	276,090	04/18/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2145/0028	9/05/2017	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: STANGE DAVID R & JU					307,600
2041/0103	4/14/2016	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					57,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W26 FSP=[YR=2019] W14 S12 E14 N12\$ S12 W14 S46 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E20 N8 W2 D2 L2 W4 U2 L2 W3 N2 W7 S10\$ N11 FST=[YR=2016] N3 W5 S3 E5\$ W20\$ E15 N3 E5 S4 E7 S2 E3 D2 R2 E4 U2 R2 E2 N61\$.									