

LOT 23
IN OR 2156/1936
FLORIDIAN ENCLAVE AT FLORA

LARSEN JAMES L & PEGGY A
85242 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0023-0000



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		2 100
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	2,241	100	2,241	307,023
FGR	436	55	240	32,881
FOP	150	30	45	6,165
FSP	216	40	86	11,783
FST	15	55	8	1,096

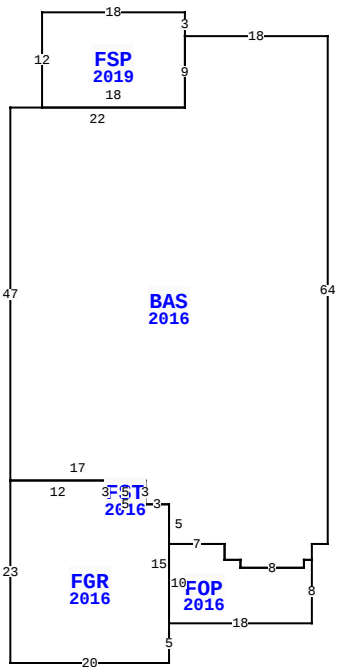
TOTALS	3,058		2,620	358,948
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	562.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	17	4	68.00	SF	10.00	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	2,620	112.9920	141.24	370,049	2016	2016	0	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2241 HX Base Yr 2018												



85242 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	562.00	SF	10.00	10.00	100	2016	2016	3	96	5,395	
3	0855	CONC PAVER	0 100	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	96	653	

TOTAL OB/XF										9,443						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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				358,948	
TOTAL MARKET OB/XF VALUE				9,443	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				443,391	
SOH/AGL Deduction				163,762	
ASSESSED VALUE				279,629	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				229,629	
TOTAL JUST VALUE				443,391	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				417,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632012	CO ISSUED	0	12/02/2016
B1632012	NEW CONSTR	0	04/05/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2156/1936	11/08/2017	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LARSEN JAMES L & PE					
2042/1574	4/26/2016	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W18 FSP=[YR=2019] N3 W18 S12 E18 N9\$ S9 W22 S47 FGR=[YR=2016] S23 E20 N5 FOP=[YR=2016] E18 N8 W1 S1 W8 N1 W2 N2 W7 S10\$ N15 W3 FST=[YR=2016] N3 W5 S3 E5\$ W5 N3 W12\$ E17 S3 E3 S5 E7 S2 E2 S1 E8 N1 E1 N2 E2 N64\$.					