

LOT 26
IN OR 2137/1382
FLORIDIAN ENCLAVE AT FLORA

ALEXANDER CHERYL L
85199 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0026-0000



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
NEIGHBORHOOD/LOC	4146.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2,051	286,842
FGR	422	55	232	32,447
FOP	132	30	40	5,594
FSP	152	40	61	8,531
FST	15	55	8	1,118
TOTALS	2,772		2,392	334,533

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	617.00	SF	10.00	10.00	100	2016	2016	3	96	5,923	
3	0855	CONC PAVER	0	100	24	4	96.00	SF	10.00	10.00	100	2016	2016	3	96	922	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	2,392	115.3460	144.18	344,879	2016	2016	0	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2051 HX Base Yr 2018												

85199 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	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0		617.00	SF	10.00	2016	2016	3	96	5,923	
3	0855	CONC PAVER	0	100	24	4		96.00	SF	10.00	2016	2016	3	96	922	

TOTAL OB/XF													10,240			
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				334,533	
TOTAL MARKET OB/XF VALUE				10,240	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				419,773	
SOH/AGL Deduction				131,015	
ASSESSED VALUE				288,758	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				233,758	
TOTAL JUST VALUE				419,773	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				394,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632792	CO ISSUED	0	01/05/2017
B1632792	NEW CONSTR	258,768	08/04/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2137/1382	7/31/2017	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM		SALE PRICE			
GRANTEE: ALEXANDER CHERYL L		299,200			
2065/1470		8/09/2016	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] W19 FSP=[YR=2019] N8 W19 S8 E19\$ W31 S50 E11					
FOP=[YR=2016] S6 E20 N6 W13 N2 W6 S2 W1\$ E1 N2 E6 S2 E13					
FGR=[YR=2016] E19 N23 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5					
N3 W10 S23\$ N23 E19 N27\$.					