

LOT 27
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

PHILLIPS ROBIN G L/E/
85191 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0027-0000



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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	278,428
FGR	465	55	256	36,108
FOP	146	30	44	6,206
FSP	160	40	64	9,027
FST	15	55	8	1,128
TOTALS	2,760		2,346	330,898

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	536.00	SF	10.00	10.00	100	2016	2016	3	96	5,146	
2	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00	100	2016	2016	3	96	499	
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	8	0	320.00	SF	10.00	10.00	100	2016	2016	3	81	2,592	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
6	0855	CONC PAVER	0 100	16	6	96.00	SF	10.00	10.00	100	2017	2017	3	97	931	

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	2,346	116.3260	145.41	341,132	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2020 Heated Area: 1974 HX Base Yr 2020											
85191 FLORIDIAN DR, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
12,833											

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12,833											

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			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		330,898	
TOTAL MARKET OB/XF VALUE		12,833	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		418,731	
SOH/AGL Deduction		131,164	
ASSESSED VALUE		287,567	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		237,567	
TOTAL JUST VALUE		418,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632340	CO ISSUED	0	09/27/2016
B1632340	NEW CONSTR	250,826	05/18/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2625/1261	3/13/2023	LE U	I	I	11	100	
GRANTOR: PHILLIPS ROBIN G							
GRANTEE: COLE NAN P & FERN P							
2275/0192	5/09/2019	WD Q	I	I	01	315,000	
GRANTOR: IACIOFOLI JOSEPH E JR							
GRANTEE: PHILLIPS ROBIN G							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2016] W8 FSP=[YR=2019] N10 W16 S10 E16\$ W16 N10 W16 S63 FOP=[YR=2016] S7 E20 FGR=[YR=2016] S2 E20 N24 W15 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S19\$ N10 W6 S3 W3 D2 L2 W4 U2 L2 W3\$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38\$.							

TOTAL OB/XF											
12,833											

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