

LOT 29
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

FRIDRICH DENNIS & DIANA
83012 CARRIE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0029-0000



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 50
Interior Floo	14	CARPET 50
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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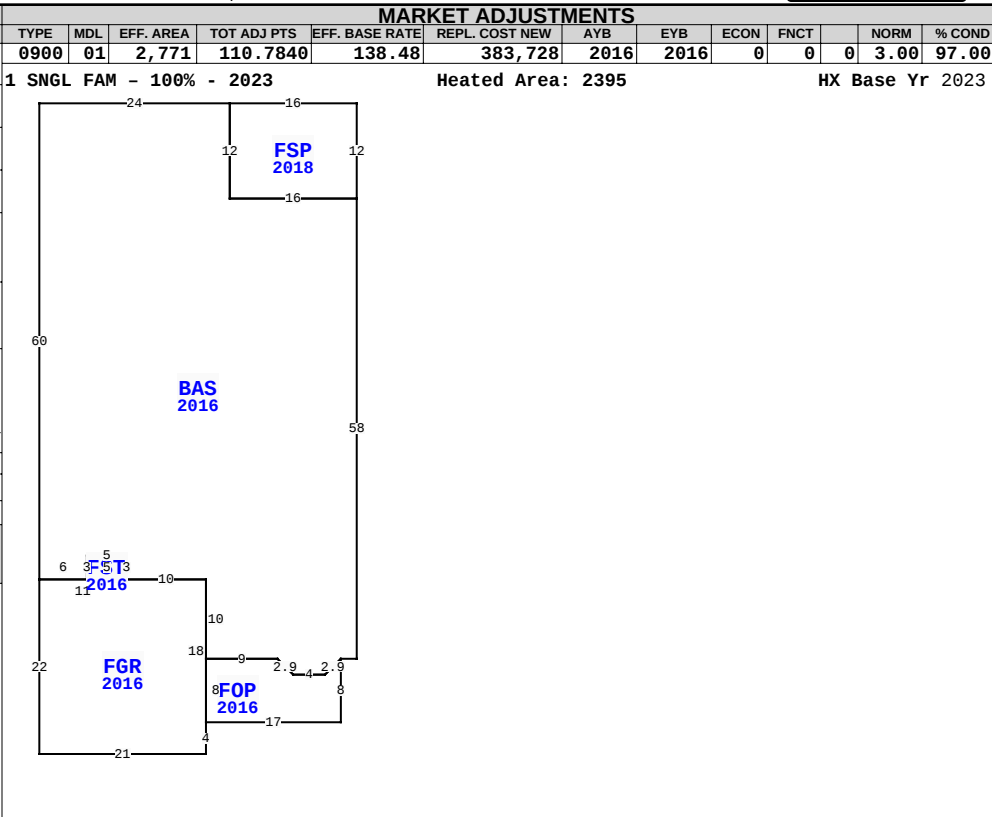
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2,395	321,710
FGR	462	55	254	34,119
FOP	124	30	37	4,970
FSP	192	40	77	10,343
FST	15	55	8	1,075

TOTALS	3,188		2,771	372,216
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	527.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	16	4	64.00	SF	10.00	10.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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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83012 CARRIE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	96	5,059	
100	2016	2016	3	96	614	
100	2016	2016	3	97	3,395	

TOTAL OB/XF									
9,068									

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			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		372,216	
TOTAL MARKET OB/XF VALUE		9,068	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		456,284	
SOH/AGL Deduction		13,794	
ASSESSED VALUE		442,490	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		392,490	
TOTAL JUST VALUE		456,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632079	CO ISSUED	0	10/28/2016
B1632079	NEW CONSTR	298,228	04/14/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2528/0245	1/06/2022	WD Q	I	I	01
GRANTOR: CONOVER STEWART					SALE PRICE
GRANTEE: FRIDRICH DENNIS & D					
2099/1568	2/06/2017	WD Q	I	I	02
GRANTOR: SEDA CONSTRUCTION COM					329,900
GRANTEE: CONOVER STEWART & J					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2018] W16 BAS=[YR=2016] W24 S60 FGR=[YR=2016] S22 E21 N4 FOP=[YR=2016] E17 N8 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.					