

LOT 35
IN OR 2226/702
FLORIDIAN ENCLAVE AT FLORA

WILSON WENDY I
85139 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0035-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																										
Exterior Wall	31	HARDIE BRD 100								0900	01	2,879	111.5780	139.47	401,534	2018	2018	0	0	0	2.00	98.00																											
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2019										Heated Area: 2452										HX Base Yr 2019																			
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		2.5 100																																															
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	2,452	100	2,452	335,140																																													
FGR	538	55	296	40,457																																													
FOP	129	30	39	5,330																																													
FSP	210	40	84	11,481																																													
FST	15	55	8	1,094																																													
TOTALS		3,344	2,879	393,503																																													
EXTRA FEATURES										85139 FLORIDIAN DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/08/2024 MLU									
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	16	4	64.00	SF	10.00	10.00	100	2018	2018	3	97	621																																	
2	0855	CONC PAVER	0	100	30	16	480.00	SF	10.00	10.00	100	2018	2018	3	97	4,656																																	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430																																	
TOTAL OB/XF 8,707																																																	
LAND DESCRIPTION																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																
REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																																	