

LOT 37
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

LANE JACK T/KRAUSE CAROLYN R
85123 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0037-0000



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		2.5 100
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		

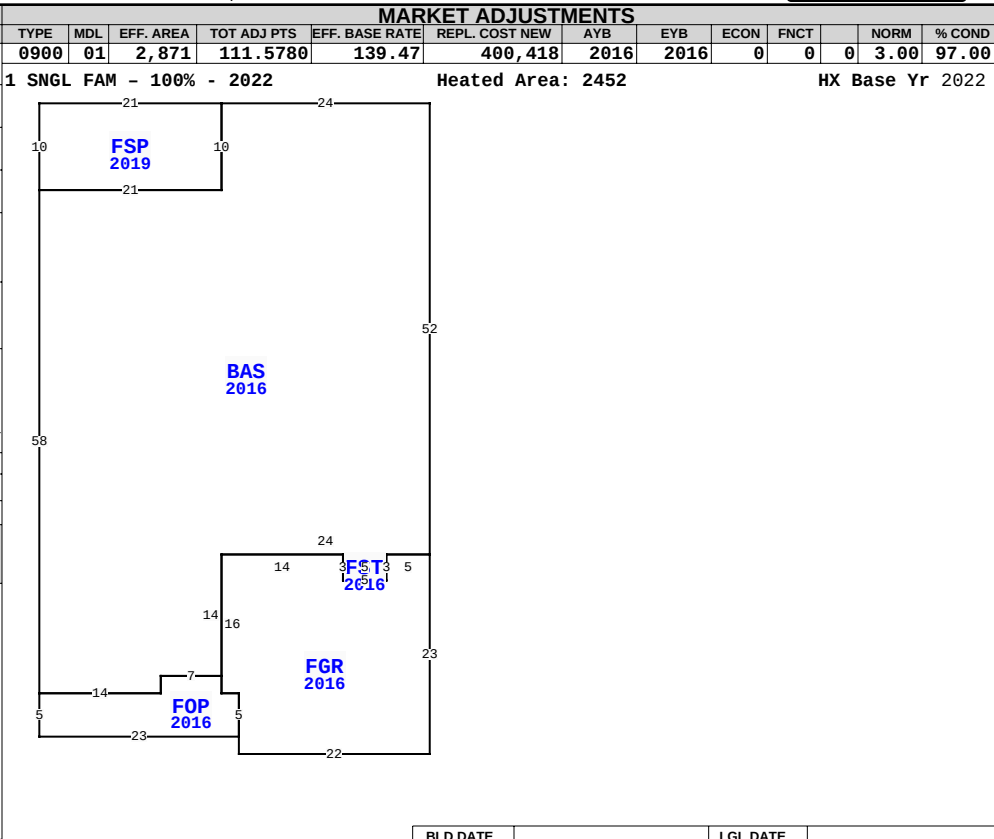
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2,452	331,721
FGR	523	55	288	38,962
FOP	129	30	39	5,276
FSP	210	40	84	11,364
FST	15	55	8	1,083
TOTALS	3,329		2,871	388,405

EXTRA FEATURES		
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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	534.00	SF	10.00	10.00	100	2016	2016	3	96	5,126	
2	0855	CONC PAVER	0 100	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	96	653	
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	0855	CONC PAVER	0 100	21	6	126.00	SF	10.00	10.00	100	2017	2017	3	97	1,222	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

REVIEW DATE	03/12/2020	BY	KWA
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85123 FLORIDIAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	10,396
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TOTAL OB/XF																	10,396
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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				388,405	
TOTAL MARKET OB/XF VALUE				10,396	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				473,801	
SOH/AGL Deduction				99,521	
ASSESSED VALUE				374,280	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				324,280	
TOTAL JUST VALUE				473,801	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				446,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632094	CO ISSUED	0	08/31/2016
B1632094	NEW CONSTR	309,312	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/1337	6/03/2021	WD	Q	I	02	435,000
GRANTOR: SMALLEY RAYMOND W & S						
GRANTEE: LANE JACK T & CAROL						
2142/0930	8/23/2017	WD	Q	I	02	333,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMALLEY RAYMOND W &						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2016] W24 FSP=[YR=2019] W21 S10 E21 N10\$ S10 W21 S58 FOP=[YR=2016] S5 E23 FGR=[YR=2016] S2 E22 N23 W5 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W14 S16 E2 S5\$ N5 W2 N2 W7 S2 W14\$ E14 N2 E7 N14 E24 N52\$.		