LOT 42
IN OR 2159/1814
FLORIDIAN ENCLAVE AT FLORA

HASKEW RICHARD C & MARSHA D
84034 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

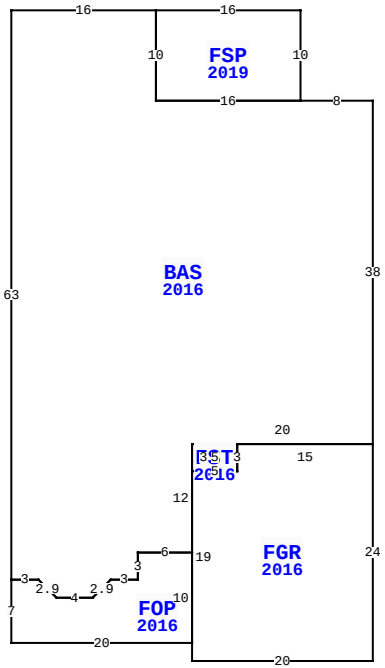
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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

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	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 1974 HX Base Yr 2019



84034 AVRIETT WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,898
TOTAL MARKET OB/XF VALUE		12,333
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		418,231
SOH/AGL Deduction		130,734
ASSESSED VALUE		287,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,497
TOTAL JUST VALUE		418,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005463	H/AC	2,965	07/01/2020
C1632093	CO ISSUED	0	08/24/2016
B1632093	NEW CONSTR	250,826	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1814	11/16/2017	WD	Q	I	02	284,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HASKEW RICHARD C &						
2041/0385	4/14/2016	WD	U	V	30	57,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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$.

EXTRA FEATURES

LN	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	883.00	SF	10.00	10.00	100	2016	2016	3	96	8,477	
2	0855	CONC PAVER	0	100	12	4	48.00	SF	10.00	10.00	100	2016	2016	3	96	461	
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	

LAND DESCRIPTION

TOTAL OB/XF 12,333

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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