LOT 43
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

STANLEY DAVID J II & HAZEL O
84046 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

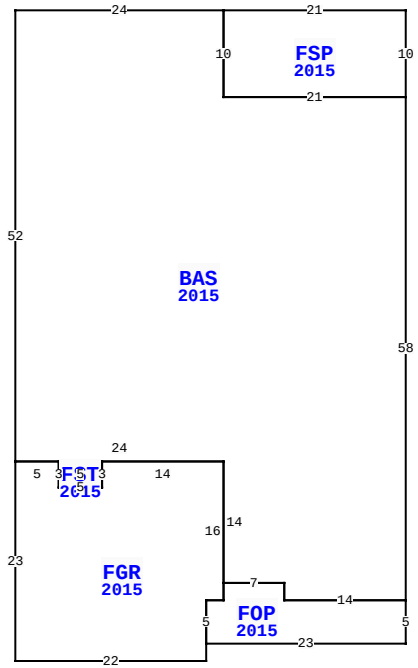
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	334,680
FGR	523	55	288	39,310
FOP	129	30	39	5,323
FSP	210	40	84	11,465
FST	15	55	8	1,092
TOTALS	3,329		2,871	391,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,871	113.7400	142.18	408,199	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2022 Heated Area: 2452 HX Base Yr 2022



84046 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		391,871
TOTAL MARKET OB/XF VALUE		7,144
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		474,015
SOH/AGL Deduction		98,363
ASSESSED VALUE		375,652
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		325,652
TOTAL JUST VALUE		474,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530721	SCRNRIM	3,185	07/01/2015
B1429252	CO ISSUED	0	02/12/2015
B1429252	NEW CONSTR	296,935	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0759	6/24/2021	WD	Q	I	02	449,500
GRANTOR: FUENTES ROBERT J & JO						
GRANTEE: STANLEY DAVID J II						
2298/0958	8/15/2019	WD	Q	I	01	379,000
GRANTOR: RODIS THEODORE G & HE						
GRANTEE: FUENTES ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W21 BAS=[YR=2015] W24 S52 FGR=[YR=2015] S23 E22 N2 FOP=[YR=2015] E23 N5 W14 N2 W7 S2 W2 S5$ N5 E2 N16 W14 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W5$ E24 S14 E7 S2 E14 N58 W21 N10$ S10 E21 N10$.

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	592.00	SF	10.00	10.00	100	2015	2015	3	95	5,624	
2	0855	CONC PAVER	0	100	20	8	160.00	SF	10.00	10.00	100	2015	2015	3	95	1,520	

LAND DESCRIPTION

TOTAL OB/XF 7,144

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