

LOT 44
IN OR 1988/891
FLORIDIAN ENCLAVE AT FLORA

MURRAY ANGELA RENEE
84045 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0044-0000



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 70
Interior Floo	14	CARPET 30
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	333,631
FGR	523	55	288	39,187
FOP	129	30	39	5,307
FSP	210	40	84	11,429
FST	15	55	8	1,089
TOTALS	3,329		2,871	390,643

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0855	CONC PAVER	0 100	0	0	527.00	SF	10.00	10.00	100	2015
3	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00	100	2015
4	0855	CONC PAVER	0 100	21	12	252.00	SF	10.00	10.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

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	112.8000	141.00	404,811	2015	2015	0	0	3.50	96.50
1 SNGL FAM - 100% - 2016 Heated Area: 2452 HX Base Yr 2016											

84045 AVRIETT WAY, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											
XF DATE: 04/08/2024 MLU											
INC DATE: 04/08/2024 MLU											
LGL DATE: 04/08/2024 MLU											
LAND DATE: 04/08/2024 MLU											
AG DATE: 04/08/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 390,643											
TOTAL MARKET OB/XF VALUE 11,290											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 476,933											
SOH/AGL Deduction 178,922											
ASSESSED VALUE 298,011											
TOTAL EXEMPTION VALUE 55,000											
BASE TAXABLE VALUE 243,011											
TOTAL JUST VALUE 476,933											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 449,405											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807137	SOLAR PANELS	13,760	07/13/2018
B1529897	CO ISSUED	0	06/12/2015
B1529897	NEW CONSTR	304,296	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1988/0891	6/22/2015	WD	Q	I	02	343,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MURRAY ANGELA RENEE							
1963/1981	2/19/2015	WD	U	V	30	54,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2015] W24 FSP=[YR=2015] W21 S10 E21 N10 \$ S10 W21 S58 FOP=[YR=2015] S5 E23 FGR=[YR=2015] S2 E22 N23 W5 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W14 S16 E2 S5\$ N5 W2 N2 W7 S2 W14\$ E14 N2 E7 N14 E24 N52\$.											