

LOT 45
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

SHILLING MARGARITA REVOCABLE TRUST/SHILLING MARGAR
84033 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0045-0000



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		2 100
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	2,395	100	2,395	327,262
FGR	462	55	254	34,707
FOP	124	30	37	5,056
FSP	192	40	77	10,521
FST	15	55	8	1,093
TOTALS	3,188		2,771	378,641

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	656.00	SF	10.00	10.00	100	2015	2015	3	95	6,232	
2	0855	CONC PAVER	0 100	16	8	128.00	SF	10.00	10.00	100	2015	2015	3	95	1,216	
3	0911	SCRN RM A	0 100	16	8	128.00	SF	17.50	17.50	100	2016	2016	3	74	1,658	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,771	113.2800	141.60	392,374	2015	2015	0	0	0	3.50	96.50
1 SNGL FAM - 100% - 2023												
Heated Area: 2395												
HX Base Yr 2023												
84033 AVRIETT WAY, FERNANDINA BEACH												

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

TOTAL OB/XF												
9,106												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		378,641	
TOTAL LAND VALUE - MARKET		9,106	
TOTAL MARKET VALUE		75,000	
SOH/AGL Deduction		462,747	
ASSESSED VALUE		13,826	
TOTAL EXEMPTION VALUE		448,921	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		50,000	
NCON VALUE		398,921	
INCOME VALUE		462,747	
PREVIOUS YEAR MKT VALUE		0	
		435,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531539	16X8 FOUNDATION	0	12/11/2015
B1531539	SCRNENCL	2,678	12/01/2015
B1429504	C0 ISSUED	0	04/21/2015
B1429504	NEW CONSTR	294,034	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1397	5/09/2023	WD	U	I	11	100
GRANTOR: SHILLING MARGARITA						
GRANTEE: SHILLING MARGARITA						
2046/1157	5/16/2016	WD	Q	I	01	321,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHILLING MARGARITA						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2015] W24 FSP=[YR=2015] W16 S12 E16 N12 \$ S12 W16 S58 E2 FOP=[YR=2015] S8 E17 FGR=[YR=2015] S4 E21 N22 W6 FST=[YR=2015] N3 W5 S3 E5\$ W15 S18\$ N8 W9 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60\$.		