LOT 46
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

CONN PATRICK T
84019 AVRIETT WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0046-0000

BUILDING CHARACTERISTICS

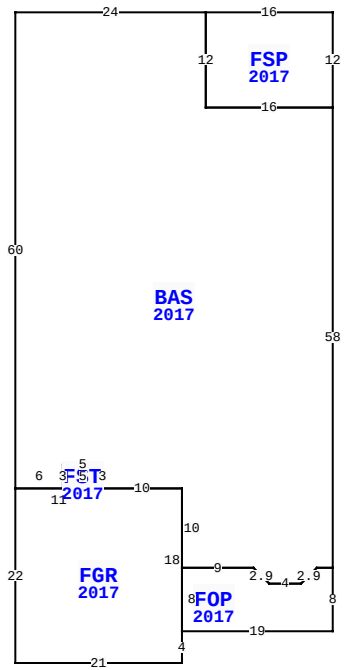
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	341,582
FGR	462	55	254	36,226
FOP	140	30	42	5,990
FSP	192	40	77	10,982
FST	15	55	8	1,141
TOTALS	3,204		2,776	395,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,776	117.0240	146.28	406,073	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2395 HX Base Yr 2018



84019 AVRIETT WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,921
TOTAL MARKET OB/XF VALUE		19,074
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		489,995
SOH/AGL Deduction		153,229
ASSESSED VALUE		336,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,766
TOTAL JUST VALUE		489,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702789	CO ISSUED	0	10/25/2017
17002789	NEW CONSTR	301,393	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1628	6/03/2024	TD	U	I	11	100
GRANTOR: CONN PATRICK LIVING T						
GRANTEE: CONN PATRICK T						
2155/0846	10/31/2017	WD	Q	I	02	361,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONN PATRICK LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W24 S60 FGR=[YR=2017] S22 E21 N4 FOP=[YR=2017] E19 N8 W2 D2 L2 W4 U2 L2 W9 S8$ N18 W10 FST=[YR=2017] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12$ S12E16 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
2	0855	CONC PAVER	0	100	12	3	36.00	SF	10.00	10.00	100	2017	2017	3	97	349	
3	0855	CONC PAVER	0	100	0	0	512.00	SF	10.00	10.00	100	2017	2017	3	97	4,966	
4	0911	SCRN RM A	0	100	16	12	192.00	SF	17.50	17.50	100	2017	2017	3	78	2,621	
5	0855	CONC PAVER	0	100	16	12	192.00	SF	10.00	10.00	100	2017	2017	3	97	1,862	
6	0462	ST/AL FNC	0	100	174	0	696.00	SF	10.00	10.00	100	2017	2017	3	84	5,846	

LAND DESCRIPTION

TOTAL OB/XF 19,074

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	000100	C	SFR	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