LOT 48
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

STOKES MARY O L/E/
85061 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0048-0000

BUILDING CHARACTERISTICS

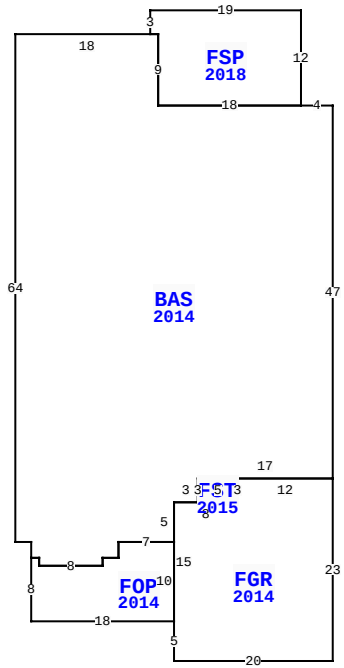
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,241	100	2,241	307,214
FGR	436	55	240	32,901
FOP	150	30	45	6,169
FSP	219	40	88	12,063
FST	15	55	8	1,096
TOTALS	3,061		2,622	359,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	114.2400	142.80	374,422	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 2241 HX Base Yr 2021



85061 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,445
TOTAL MARKET OB/XF VALUE		5,928
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		440,373
SOH/AGL Deduction		181,515
ASSESSED VALUE		258,858
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		203,858
TOTAL JUST VALUE		440,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428704	CO ISSUED	0	01/15/2015
B1428704	NEW CONSTR	301,991	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2700/347	3/15/2024	WD	U	I	11	100
GRANTOR: STOKES MARY OWEN						
GRANTEE: STOKES FAMILY REVOC						
2403/1764	10/27/2020	WD	Q	I	01	355,000
GRANTOR: HARRINGTON WILLIAM &						
GRANTEE: STOKES MARY OWEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 FSP=[YR=2018] N12 W19 S3 E1 S9 E18$ W18 N9 W18 S64 E2 S2 FOP=[YR=2014] S8 E18 FGR=[YR=2014] S5 E20 N23 W12 FST=[YR=2015] W5 S3 E5 N3$ S3 W8 S15$ N10 W7 S2 W2 S1 W8 N1 W1$ E1 S1 E8 N1 E2 N2 E7 N5 E3 N3 E17 N47$.

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	624.00	SF	10.00	10.00	100	2014	2014	3	95	5,928	

LAND DESCRIPTION

TOTAL OB/XF 5,928

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 03/13/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS