

LOT 49
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

THOMAS ANASTASIA C & OTHELLO
85049 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0049-0000



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 50
Interior Floo	14	CARPET 50
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	1,974	100	1,974	282,481
FGR	465	55	256	36,634
FOP	146	30	44	6,296
FSP	160	40	64	9,158
FST	15	55	8	1,145
TOTALS	2,760		2,346	335,715

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	11	3	33.00	SF	10.00	10.00	100	2021	2021	3	99	327	
2	0855	CONC PAVER	0 100	0	0	607.00	SF	10.00	10.00	100	2021	2021	3	99	6,009	
3	0462	ST/AL FNC	0 100	60	0	240.00	SF	10.00	10.00	100	2021	2021	3	95	2,280	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION			TOTAL OB/XF 8,910													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 07/01/2021 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	115.0520	143.82	337,402	2021	2021	0	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 1974 HX Base Yr												
85049 FLORIDIAN DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2024 MLU												

EXTRA FEATURES																
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	11	3	33.00	SF	10.00	10.00	100	2021	2021	3	99	327	
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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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		335,715	
TOTAL MARKET OB/XF VALUE		8,910	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		419,625	
SOH/AGL Deduction		13,228	
ASSESSED VALUE		406,397	
TOTAL EXEMPTION VALUE		13	406,397
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		419,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006515	CO ISSUED	0	03/31/2021
B2006515	NEW CONSTR	273,119	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2456/0114	4/26/2021	WD	Q	I	01	335,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: THOMAS ANASTASIA C							
2191/1243	4/03/2018	WD	U	V	30	660,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W8 FSP=[YR=2021] N10 W16 S10 E16\$ W16 N10 W16 S63 FOP=[YR=2021] S7 E20 FGR=[YR=2021] S2 E20 N24 W15 FST=[YR=2021] W5 S3 E5 N3\$ S3 W5 S19\$ N10 W6 S3 W3 D2 L2 W4 U2 L2 W3\$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38\$.									

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