LOT 50
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

GOTZ GEROLD & EVA O L/E/
85041 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0050-0000

BUILDING CHARACTERISTICS

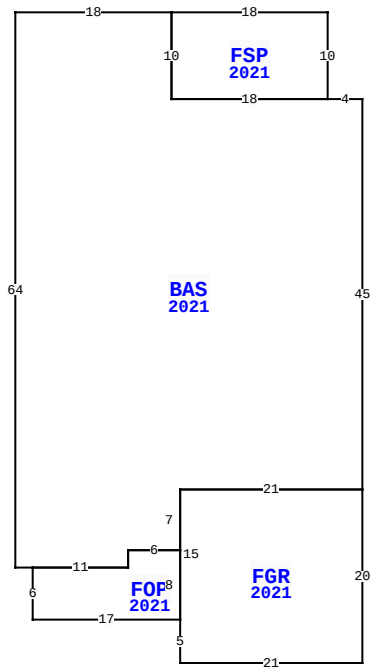
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,139	100	2,139	313,883
FGR	420	55	231	33,898
FOP	114	30	34	4,989
FSP	180	40	72	10,566
TOTALS	2,853		2,476	363,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,476	117.9840	147.48	365,160	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2139 HX Base Yr 2022



85041 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		363,334
TOTAL MARKET OB/XF VALUE		5,702
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		444,036
SOH/AGL Deduction		145,742
ASSESSED VALUE		298,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,294
TOTAL JUST VALUE		444,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006308	CO ISSUED	0	05/19/2021
B2006308	NEW CONSTR	289,443	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/324	7/15/2024	LE	U	I	11	100
GRANTOR: GOTZ GEROLD & EVA O						
GRANTEE: OLLER HOWARD V						
2463/1598	5/20/2021	WD	Q	I	02	342,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOTZ GEROLD & EVA O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 FSP=[YR=2021] N10 W18 S10 E18$ W18 N10 W18 S64 E2 FOP=[YR=2021] S6 E17 FGR=[YR=2021] S5 E21 N20 W21 S15$ N8 W6 S2 W11$ E11 N2 E6 N7 E21 N45$.

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	13	3	39.00	SF	10.00	10.00	100	2021	2021	3	99	386	
2	0855	CONC PAVER	0	100	0	0	537.00	SF	10.00	10.00	100	2021	2021	3	99	5,316	

LAND DESCRIPTION

TOTAL OB/XF 5,702

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 07/01/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS