

LOT 51
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

BERGHOEFER JOYCE L LIVING TRUST/BERGHOEFER JOYCE L
2002 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0051-0000



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 80
Interior Floo	14	CARPET 20
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	332,582
FGR	525	55	289	40,132
FOP	124	30	37	5,138
FOP	192	30	58	8,054
FST	15	55	8	1,111

TOTALS	3,251		2,787	387,017
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	0	526.00	SF	10.00	10.00
3	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00
4	0911	SCRN RM A	0	100	17	11	187.00	SF	17.50	17.50
5	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00
6	0462	ST/AL FNC	0	100	190	0	760.00	SF	10.00	10.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT

REVIEW DATE	03/12/2020	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,787	114.5280	143.16	398,987	2016	2016	0	0	0	97.00	
1 SNGL FAM - 100% - 2023												
Heated Area: 2395												
HX Base Yr 2023												

85033 FLORIDIAN DR, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/08/2024 MLU												

TOTAL OB/XF												
21,624												

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			387,017
TOTAL MARKET OB/XF VALUE			21,624
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			483,641
SOH/AGL Deduction			13,264
ASSESSED VALUE			470,377
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			420,377
TOTAL JUST VALUE			483,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			456,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632741	CO ISSUED	0	12/02/2016
B1632741	NEW CONSTR	300,147	07/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/689	5/17/2024	WD	Q	I	01	590,000
GRANTOR: SMITH FREDERICK T & M						
GRANTEE: BERGHOEFER JOYCE L						
2525/0244	12/28/2021	WD	Q	I	01	450,000
GRANTOR: BIBIK ROBERT W REV LV						
GRANTEE: SMITH FREDERICK THO						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2016] W24 FOP=[YR=2016] W16 S12 E16 N12\$ S12 W16 S58 E2 FOP=[YR=2016] S8 E17 FGR=[YR=2016] S7 E21 N25 W6 FST=[YR=2016] 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\$.												