

LOT 53
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

SMITH TERESA JAN/JONES MARGIE ELLEN
85011 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0053-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0900	01	2,871	111.5780	139.47	400,418	2020	2020	0	0	0	1.00	99.00	VALUATION BY					STANDARD								
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0										Heated Area: 2452					HX Base Yr											
Roof Cover	03	COMP SHNGL 90											Tax Group: 4					Tax Dist:											
Roof Cover	13	STAND SEAM 10											BUILDING MARKET VALUE					396,414											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					74,889											
Interior Floo	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					75,000											
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE					546,303											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					82,376											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					463,927											
Bedrooms	3	100											TOTAL EXEMPTION VALUE					0											
Bathrooms	2.5	100											BASE TAXABLE VALUE					463,927											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					546,303											
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					517,352																					
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	2,452	100	2,452	338,560																									
FGR	538	55	296	40,870																									
FOP	129	30	39	5,385																									
FSP	210	40	84	11,598																									
TOTALS		3,329	2,871	396,414																									
EXTRA FEATURES					85011 FLORIDIAN DR, FERNANDINA BEACH																								
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	0	0	0	702.00	SF	10.00	10.00	100	2020	2020	3	99	6,950													
2	0911	SCRN RM A	0	0	37	35	1,295.00	SF	17.50	17.50	100	2021	2021	3	93	21,076													
3	0861	POOL GUNIT	0	0	0	0	375.00	SF	85.00	85.00	100	2021	2021	3	95	30,281													
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860													
5	0855	CONC PAVER	0	0	0	0	920.00	SF	10.00	10.00	100	2021	2021	3	99	9,108													
6	0462	ST/AL FNC	0	0	140	0	560.00	SF	10.00	10.00	100	2021	2021	3	95	5,320													
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294													
TOTAL OB/XF 74,889																													
LAND DESCRIPTION																													
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	LAND VALUE												
1	000134	C	SFR POND	0		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																													