

SCHAFFER JAMES D & MEDINA G
34104 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-0557-0271-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
Exterior Wall	31	HARDIE BRD 100								0900	01	3,731	103.9500	137.21	511,931		2020	2020	0	0	0	1.50	98.50	VALUATION BY							
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2021														Heated Area: 3075							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2021							
Interior Wall	05	DRYWALL 100																						Tax Group: 4							
Interior Floo	11	CLAY TILE 50																						Tax Dist:							
Interior Floo	14	CARPET 50																						BUILDING MARKET VALUE							
Air Condition	03	CENTRAL 100																						TOTAL MARKET OB/XF VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL LAND VALUE - MARKET							
Bedrooms		3 100																						TOTAL MARKET VALUE							
Bathrooms		3 100																						SOH/AGL Deduction							
Frame	02	WOOD FRAME 100																						ASSESSED VALUE							
Stories	1.5	1.5 100																						TOTAL EXEMPTION VALUE							
Units	0	0 100																						BASE TAXABLE VALUE							
Occupancy	00	NONE 100																						TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality	03	Quality Level 03																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA																						04							
NEIGHBORHOOD/LOC	4041.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,632	100	2020	2,632	355,720																										
FGR	765	55	2020	421	56,899																										
FOP	62	30	2020	19	2,568																										
FSP	210	40	2021	84	11,353																										
FUS	443	100	2020	443	59,872																										
STR	77	10	2020	8	1,082																										
USP	414	30	2021	124	16,759																										
TOTALS	4,603			3,731	504,252																										
EXTRA FEATURES										34104 LAVENDER PARKE DR, FERNANDINA BEACH										BLD DATE											
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	LGL DATE													
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	98	153		LAND DATE													
2	0811	CONCRETE B	0	100	0	0	738.00	SF	5.20	5.20	100	2020	2020	3	98	3,761		AG DATE													
3	0911	SCRN RM A	0	100	0	0	798.00	SF	17.50	17.50	100	2021	2021	3	90	12,569		04/23/2025 MLU													
4	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2021	2021	3	93	33,517															
5	0855	CONC PAVER	0	100	0	0	374.00	SF	10.00	10.00	100	2021	2021	3	99	3,703															
6	0855	CONC PAVER	0	100	26	12	312.00	SF	10.00	10.00	100	2021	2021	3	99	3,089															
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800															
LAND DESCRIPTION										TOTAL OB/XF										58,592											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000														
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