LOT 272
FLORA PARKE UNIT 7B OR 2344/24

JOYCE JOHN F JR & SHARON P
34096 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0272-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

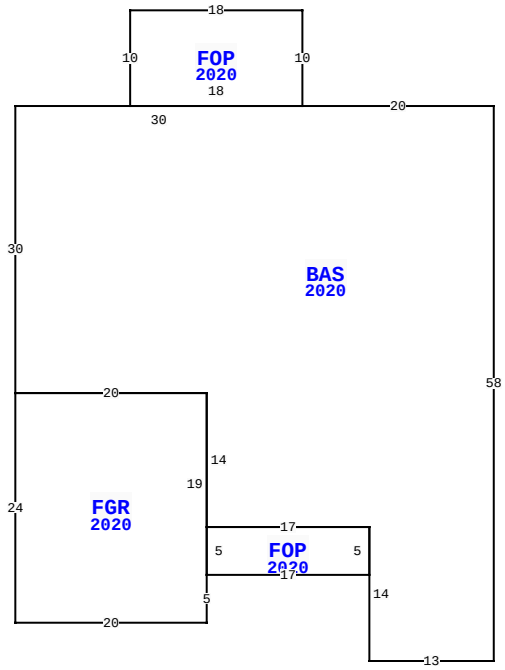
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2020	2,102	332,124
FGR	480	55	2020	264	41,713
FOP	85	30	2020	26	4,108
FOP	180	30	2020	54	8,532
TOTALS	2,847			2,446	386,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,446	121.5200	160.41	392,363	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2102 HX Base Yr 2021



34096 LAVENDER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		386,478
TOTAL MARKET OB/XF VALUE		3,987
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		475,465
SOH/AGL Deduction		183,824
ASSESSED VALUE		291,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,919
TOTAL JUST VALUE		475,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203710	CO ISSUED	0	11/04/2020
B203710	NEW CONSTR	287,759	05/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0639	11/06/2020	WD	Q	I	02	335,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOYCE JOHN F JR & S						
2378/1609	7/22/2020	WD	U	V	30	66,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FOP=[YR=2020] N10 W18 S10 E18$ W30 S30 FGR=[YR=2020] S24 E20 N5 FOP=[YR=2020] E17 N5 W17 S5$ N19 W20$ E20 S14 E17 S14 E13 N58$.

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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2020	2020	3	98	420	
2	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	2020	2020	3	98	3,567	

LAND DESCRIPTION

TOTAL OB/XF 3,987

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	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							

REVIEW DATE 02/08/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS