LOT 275
FLORA PARKE UNIT 7B OR 2344/24

LUMLEY STEVEN W/TESLICKO ALICE J
34072 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0275-0000

BUILDING CHARACTERISTICS

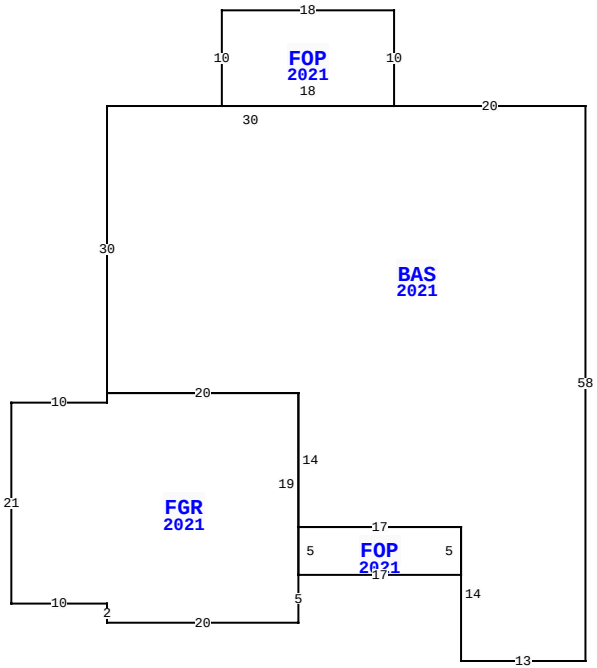
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2021	2,102	296,935
FGR	690	55	2021	380	53,680
FOP	85	30	2021	26	3,673
FOP	180	30	2021	54	7,628
TOTALS	3,057			2,562	361,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	108.0960	142.69	365,572	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2102 HX Base Yr 2022



34072 LAVENDER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,916
TOTAL MARKET OB/XF VALUE		5,761
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		452,677
SOH/AGL Deduction		122,437
ASSESSED VALUE		330,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,518
TOTAL JUST VALUE		452,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104165	CO ISSUED	0	10/28/2021
B2104165	NEW CONSTR	317,320	04/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/1944	10/29/2021	WD	Q	I	02	373,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TESLICKO ALICE J &						
2447/0758	3/24/2021	WD	Q	V	05	140,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 FOP=[YR=2021] N10 W18 S10 E18$ W30 S30 FGR=[YR=2021] S1 W10 S21 E10 S2 E20 N5 FOP=[YR=2021] 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	0811	CONCRETE B	0	100	0	0	1,119.00	SF	5.20	5.20	100	2021	2021	3	99	5,761	

LAND DESCRIPTION

TOTAL OB/XF 5,761

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	RES	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 01/05/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS