LOT 277
FLORA PARKE UNIT 7B OR 2344/24

FENWICK DIANE
34056 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0277-0000

BUILDING CHARACTERISTICS

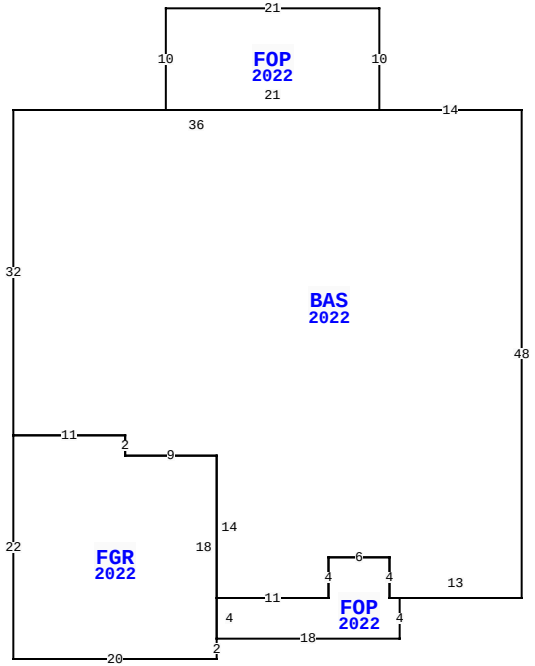
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	05	HOT WATER 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2022	2,074	302,982
FGR	422	55	2022	232	33,892
FOP	96	30	2022	29	4,237
FOP	210	30	2022	63	9,204
TOTALS	2,802			2,398	350,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,398	111.2300	146.82	352,074	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2074 HX Base Yr 2023



34056 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		350,314
TOTAL MARKET OB/XF VALUE		3,125
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		438,439
SOH/AGL Deduction		30,487
ASSESSED VALUE		407,952
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		307,230
TOTAL JUST VALUE		438,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103689	NEW CONSTR	284,187	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1455	10/21/2022	WD	Q	I	01	422,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FENWICK DIANE						
2451/1071	3/24/2021	WD	U	V	30	70,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N10 W21 S10 E21$ W36 S32
FGR=[YR=2022] S22 E20 N2 FOP=[YR=2022] E18 N4 W1 N4 W6 S4
W11 S4$ N18 W9 N2 W11$ E11 S2 E9 S14 E11 N4 E6 S4 E13 N48$.

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	607.00	SF	5.20	5.20	100	2022	2022	3	99	3,125	

TOTAL OB/XF 3,125

LAND DESCRIPTION

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 07/26/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS