LOT 279
FLORA PARKE UNIT 7B OR 2344/24

ST PIERRE DOUGLAS RICHARD SR/EATON WENDY
34040 LAVENDER PARK DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0279-0000

BUILDING CHARACTERISTICS

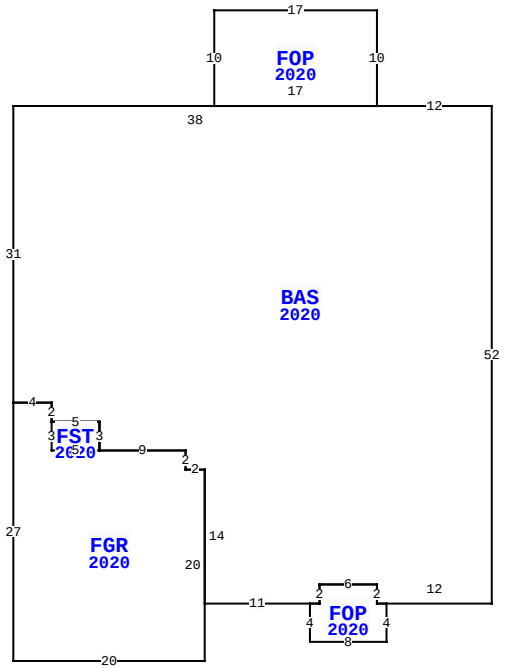
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,237	100	2020	2,237	316,922
FGR	471	55	2020	259	36,693
FOP	44	30	2020	13	1,842
FOP	170	30	2020	51	7,225
FST	15	55	2020	8	1,134
TOTALS	2,937			2,568	363,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	108.9600	143.83	369,355	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2237 HX Base Yr 2024



34040 LAVENDER PARKE DR, FERNANDINA BEACH

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

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	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	98	382	
2	0810	CONCRETE A	0	100	0	0	545.00	SF	6.50	6.50	100	2020	2020	3	98	3,472	
3	0462	ST/AL FNC	0	100	210	0	840.00	SF	10.00	10.00	100	2020	2020	3	90	7,560	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,815
TOTAL MARKET OB/XF VALUE	12,269
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	461,084
SOH/AGL Deduction	14,670
ASSESSED VALUE	446,414
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	395,692
TOTAL JUST VALUE	461,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203735	CO ISSUED	0	11/08/2020
B203735	NEW CONSTR	304,294	05/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/581	5/25/2023	WD	Q	I	02	485,000
GRANTOR: CHAPMAN JEFFREY S & A						
GRANTEE: ST PIERRE DOUGLAS R						
2411/0964	11/18/2020	WD	Q	I	01	337,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAPMAN JEFFREY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W17 S10 E17$ W38 S31 FGR=[YR=2020] S27 E20 N20 W2 N2 W9 FST=[YR=2020] W5 N3 E5 S3$ N3 W5 N2 W4$ E4 S2 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2020] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E12 N52$.

LAND DESCRIPTION

TOTAL OB/XF 12,269

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 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