LOT 281
FLORA PARKE UNIT 7B OR 2344/24

TORRES LOUIS & MIRNA R
34024 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0281-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

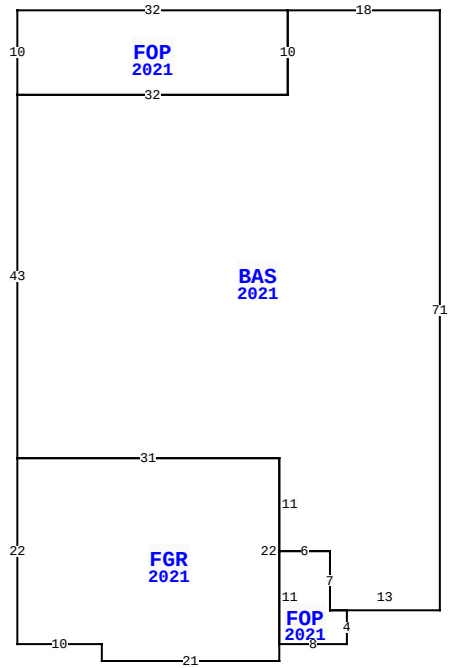
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,630	100	2021	2,630	354,129
FGR	724	55	2021	398	53,591
FOP	74	30	2021	22	2,962
FOP	320	30	2021	96	12,926
TOTALS	3,748			3,146	423,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,146	103.0400	136.01	427,887	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2630 HX Base Yr 2022



34024 LAVENDER PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,608
TOTAL MARKET OB/XF VALUE		52,786
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		561,394
SOH/AGL Deduction		117,672
ASSESSED VALUE		443,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		393,000
TOTAL JUST VALUE		561,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000619	SCRN ENCLSR	15,372	01/11/2022
B2104753	SWIM POOL	28,000	04/16/2021
C2005840	CO ISSUED	0	01/19/2021
B2005840	NEW CONSTR	367,022	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/0524	1/25/2021	WD	Q	I	01	369,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TORRES LOUIS & MIRN						
2405/1594	10/29/2020	WD	U	V	30	68,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] W32 S10 E32 N10$ S10 W32 S43 FGR=[YR=2021] S22 E10 S2 E21 N2 FOP=[YR=2021] E8 N4 W2 N7 W6 S11$ N22 W31$ E31 S11 E6 S7 E13 N71$.

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	10	3	30.00	SF	6.50	6.50	100	2021	2021	3	99	193	
2	0811	CONCRETE B	0	100	0	0	738.00	SF	5.20	5.20	100	2021	2021	3	99	3,799	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
4	0911	SCRN RM A	0	100	42	18	756.00	SF	21.88	21.88	100	2022	2022	3	93	15,380	
5	0861	POOL GUNIT	0	100	0	0	247.00	SF	85.00	85.00	100	2022	2022	3	95	19,945	
6	0857	SANDSTONE/	0	100	0	0	509.00	SF	16.00	16.00	100	2022	2022	3	100	8,144	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 52,786

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 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