LOT 309
FLORA PARKE UNIT 7B OR 2344/24

HAGAN DEREK A & SABRINA M
34051 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32097

2025

26-2N-28-0557-0309-0000

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 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

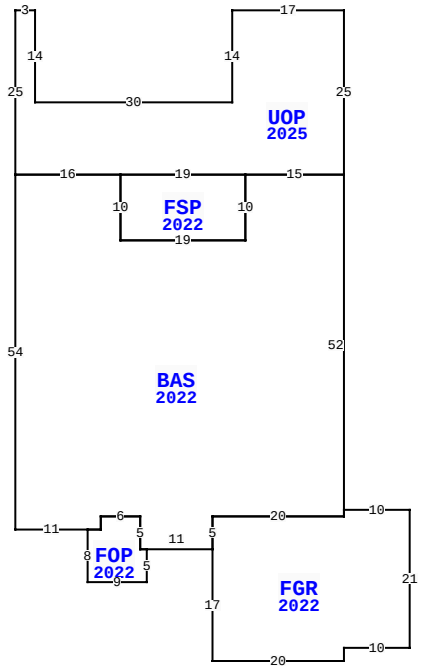
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2022	2,491	331,084
FGR	650	55	2022	358	47,583
FOP	81	30	2022	24	3,190
FSP	190	40	2022	76	10,101
UOP	830	20	2025	166	22,063
TOTALS	4,242			3,115	414,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,115	101.2000	133.58	416,102	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2491 HX Base Yr 2023



34051 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		414,021
TOTAL MARKET OB/XF VALUE		64,988
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		564,009
SOH/AGL Deduction		32,495
ASSESSED VALUE		531,514
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		480,792
TOTAL JUST VALUE		564,009
NCON VALUE		74,244
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010423	POOL SCREEN ENCLO	17,334	09/10/2024
SP240008250		114,480	07/15/2024
C2105907	CO ISSUED	366,389	02/03/2022
B2105907	NEW CONSTR	366,389	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0840	2/15/2022	WD	Q	I	01	514,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HAGAN DEREK A & SAB						
2475/0086	6/22/2021	WD	U	V	30	75,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	833.00	SF	5.20	5.20	100	2022	2022	3	99	4,288	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2025	2024		100	35,700	
3	0912	SCRN RM G	0	100	0	0	1,250.00	SF	20.00	20.00	100	2025	2024		100	25,000	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W15 S10 W19 N10 W16 S54 E11 E2 N2 E6 S5 E11 N5 E20 N52 $
FGR=[YR=2022;ORIG=-20,57] S17 E20 N2 E10 N21 W10 S1 W20 S5 $
FSP=[YR=2022;ORIG=-15,0] W19 S10 E19 N10 $
FOP=[YR=2022;ORIG=-39,54] S8 E9 N5 W1 N5 W6 S2 W2 $
UOP=[YR=2025;ORIG=0,0] W15 W19 W16 N25 E3 S14 E30 N14 E17 S25 $
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LAND DESCRIPTION

TOTAL OB/XF 64,988

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 02/24/2025 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS