LOT 311
FLORA PARKE UNIT 7B OR 2344/24

MCSHANE BARBARA J TRUST/MCSHANE BARBARA J TRUSTEE
34067 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0311-0000

BUILDING CHARACTERISTICS

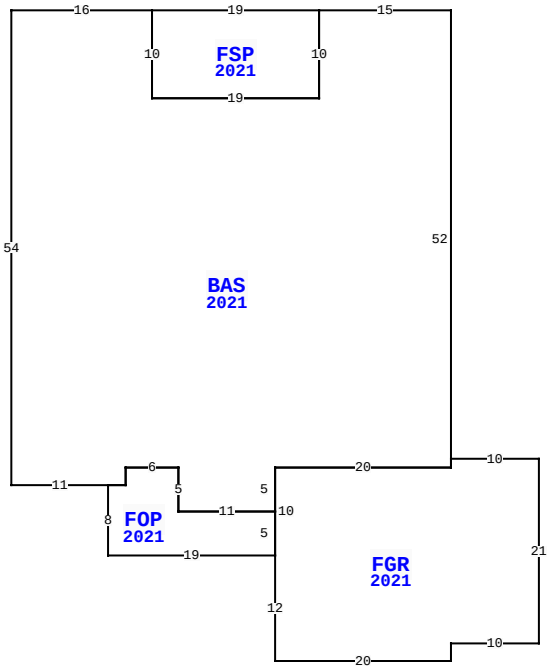
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2021	2,491	337,213
FGR	650	55	2021	358	48,463
FOP	131	30	2021	39	5,280
FSP	190	40	2021	76	10,288
TOTALS	3,462			2,964	401,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,964	103.5880	136.74	405,297	2021	2021	0	0	0	1.00	99.00

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



34067 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		401,244
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		491,624
SOH/AGL Deduction		93,668
ASSESSED VALUE		397,956
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		337,234
TOTAL JUST VALUE		491,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102530	CO ISSUED	0	01/05/2022
B2102530	NEW CONSTR	338,201	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/527	6/13/2023	WD	U	I	11	100
GRANTOR: MCSHANE BARBARA J						
GRANTEE: MCSHANE BARBARA J T						
2529/0821	1/10/2022	WD	Q	I	01	425,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCSHANE BARBARA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W16 S54 E11 FOP=[YR=2021] S8 E19 FGR=[YR=2021] S12 E20 N2 E10 N21 W10 S1 W20 S10$ N5 W11 N5 W6 S2 W2$ E2 N2 E6 S5 E11 N5 E20 N52$.

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	0	0	836.00	SF	6.50	6.50	100	2021	2021	3	99	5,380	

LAND DESCRIPTION

TOTAL OB/XF 5,380

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			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