LOT 316
FLORA PARKE UNIT 7B OR 2344/24

CARAVELLA MARK & KRYSTYNA
7 ALBATROSS DR
HOWELL, NJ 07731

2025

26-2N-28-0557-0316-0000

BUILDING CHARACTERISTICS

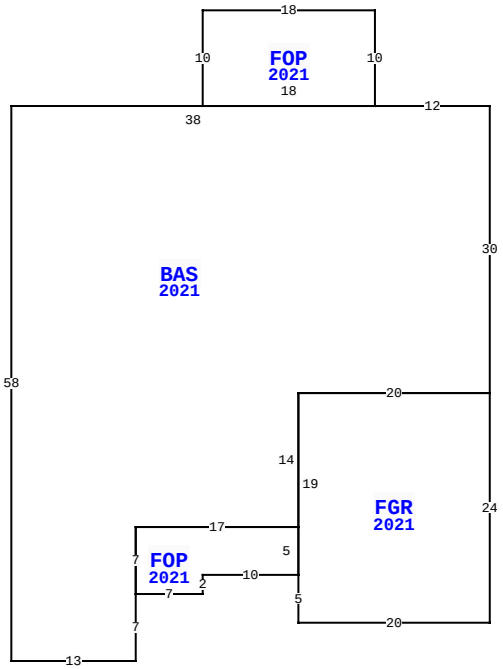
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,102	100	2021	2,102	332,187
FGR	480	55	2021	264	41,721
FOP	99	30	2021	30	4,741
FOP	180	30	2021	54	8,534
TOTALS	2,861			2,450	387,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,450	120.9320	159.63	391,094	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 2102 HX Base Yr



34131 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	387,183
TOTAL MARKET OB/XF VALUE	7,901
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	480,084
SOH/AGL Deduction	32,806
ASSESSED VALUE	447,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,278
TOTAL JUST VALUE	480,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010690	CO ISSUED	0	04/28/2021
B2010690	NEW CONSTR	288,097	11/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1204	5/03/2021	WD	Q	I	01	352,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CARAVELLA MARK & KR						
2427/0462	1/14/2021	WD	U	V	30	70,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] N10 W18 S10 E18$ W38 S58 E13 N7 FOP=[YR=2021] E7 N2 E10 FGR=[YR=2021] S5 E20 N24 W20 S19$ N5 W17 S7$ N7 E17 N14 E20 N30$.

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	0855	CONC PAVER	0	0	21	3	63.00	SF	10.00	10.00	100	2021	2021	3	99	624	
2	0855	CONC PAVER	0	0	0	0	735.00	SF	10.00	10.00	100	2021	2021	3	99	7,277	

LAND DESCRIPTION

TOTAL OB/XF 7,901

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/11/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS