LOT 5
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

KNIGHT ROBERT A SR & DEBORAH CAMPBELL
85050 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
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

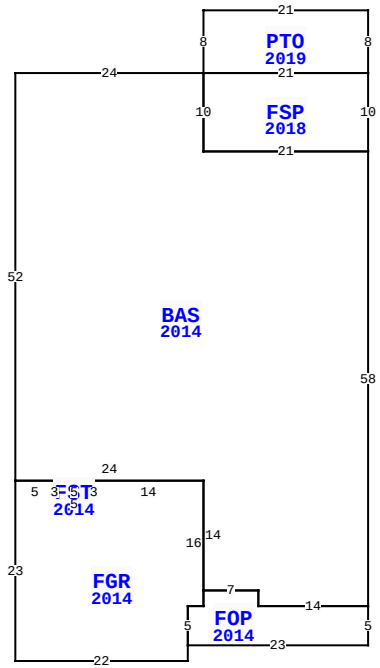
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4146.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2014	2,452	355,347
FGR	523	55	2014	288	41,737
FOP	129	30	2014	39	5,652
FSP	210	40	2018	84	12,173
FST	15	55	2014	8	1,159
PTO	168	5	2019	8	1,159
TOTALS	3,497			2,879	417,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	114.9620	151.75	436,888	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 2452 HX Base Yr 2023



85050 FLORIDIAN 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		417,228
TOTAL MARKET OB/XF VALUE		12,525
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		514,753
SOH/AGL Deduction		30,160
ASSESSED VALUE		484,593
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,871
TOTAL JUST VALUE		514,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428788	CO ISSUED	0	11/14/2014
B1428788	NEW CONSTR	274,521	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0952	10/13/2022	WD	Q	I	02	584,100
GRANTOR: BERRY MAURICE E III &						
GRANTEE: KNIGHT ROBERT ARTHU						
2428/1693	1/27/2021	WD	Q	I	01	390,000
GRANTOR: STOTZNER WILLIAM & CA						
GRANTEE: BERRY MAURICE E III						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N8 W21 S8 E21$ FSP=[YR=2018] W21
BAS=[YR=2014] W24 S52 FGR=[YR=2014] S23 E22 N2
FOP=[YR=2014] E23 N5 W14 N2 W7 S2 W2 S5$ N5 E2 N16 W14
FST=[YR=2014] W5 S3 E5 N3 $ S3 W5 N3 W5$ E24 S14 E7 S2 E14
N58 W21 N10$ S10 E21 N10$.

EXTRA FEATURES

L N	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	100	0	0	688.00	SF	10.00	10.00	100	2014	2014	3	94	6,467	
2	0855	CONC PAVER	0	100	20	10	200.00	SF	10.00	10.00	100	2016	2016	3	95	1,900	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2017	2017	3	81	3,888	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 12,525

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS