

LOT 6
IN OR 2083/1111
FLORIDIAN ENCLAVE AT FLORA

SHEDD DALE P & ELLEN S
85062 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	4146.00
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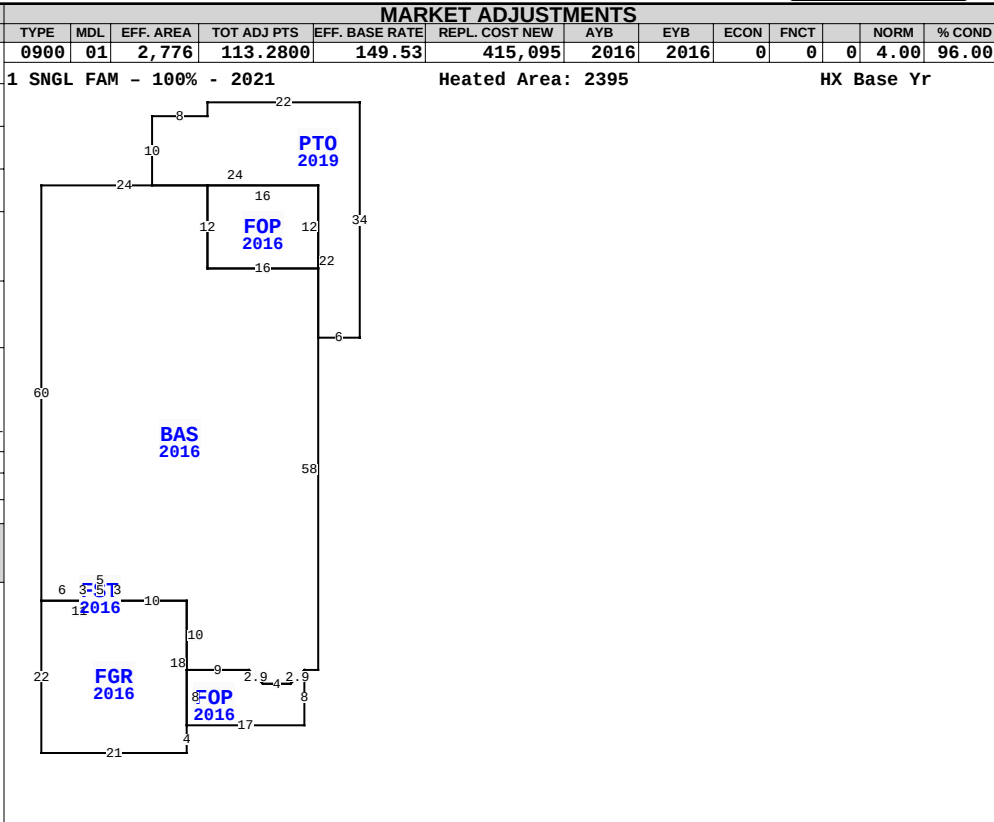
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2016	2,395	343,799
FGR	462	55	2016	254	36,462
FOP	124	30	2016	37	5,312
FOP	192	30	2016	58	8,326
FST	15	55	2016	8	1,148
PTO	476	5	2019	24	3,445

TOTALS	3,664			2,776	398,491
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EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	558.00	SF	10.00
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00
3	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	03/12/2020	BY	KWA
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85062 FLORIDIAN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/23/2025
	INC DATE		AG DATE	MLU

L N	OB/XF	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	558.00	SF	10.00	10.00	100	2016	2016	3	95	5,301	
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2016	2016	3	95	532	
3	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00	10.00	100	2017	2017	3	81	5,184	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

TOTAL OB/XF										11,287							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										398,491				
TOTAL MARKET OB/XF VALUE										11,287				
TOTAL LAND VALUE - MARKET										85,000				
TOTAL MARKET VALUE										494,778				
SOH/AGL Deduction										29,462				
ASSESSED VALUE										465,316				
TOTAL EXEMPTION VALUE										13				465,316
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										494,778				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										465,871				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530855	CO ISSUED	0	02/01/2016
B1530855	NEW CONSTR	294,035	07/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1111	10/31/2016	WD	Q	I	01	301,100	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SHEDD DALE P & ELLE							
1959/0632	1/21/2015	WD	U	V	30	54,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2019] W24 N10 E8 N2 E22 S34 W6 N22\$ FOP=[YR=2016] W16 BAS=[YR=2016] W24 S60 FGR=[YR=2016] S22 E21 N4 FOP=[YR=2016] E17 N8 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.									