LOT 8 & TRACT A-2
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

MISINCO HOBART GLENN & WANDA HALLMAN
85080 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0559-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

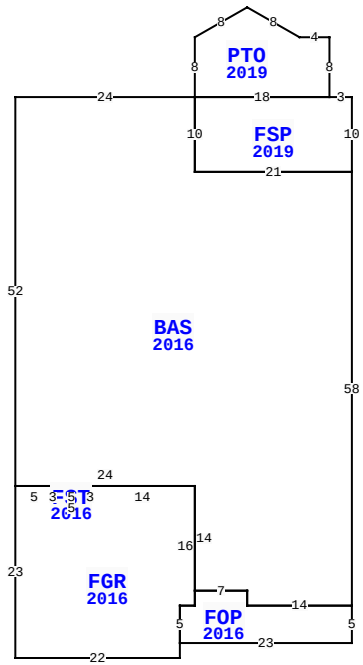
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 13 | STAND SEAM 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2016 | 2,452 | 342,896 |
| FGR | 523 | 55 | 2016 | 288 | 40,275 |
| FOP | 129 | 30 | 2016 | 39 | 5,454 |
| FSP | 210 | 40 | 2019 | 84 | 11,747 |
| FST | 15 | 55 | 2016 | 8 | 1,118 |
| PTO | 172 | 5 | 2019 | 9 | 1,259 |
| TOTALS | 3,501 | | | 2,880 | 402,749 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,880 | 110.3560 | 145.67 | 419,530 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2452 HX Base Yr 2021




85080 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 | | 402,749 |
| TOTAL MARKET OB/XF VALUE | | 5,995 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 493,744 |
| SOH/AGL Deduction | | 163,519 |
| ASSESSED VALUE | | 330,225 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 279,503 |
| TOTAL JUST VALUE | | 493,744 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 464,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530854 | CO ISSUED | 0 | 01/29/2016 |
| B1530854 | NEW CONSTR | 308,414 | 07/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2373/0999 | 6/26/2020 | WD | Q | I | 01 | 360,000 |
| GRANTOR: HOLDEN JOHN D & MARGA | | | | | | |
| GRANTEE: MISINCO HOBART GLEN | | | | | | |
| 2079/1058 | 10/20/2016 | WD | U | I | 11 | 100 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: HOLDEN JOHN D & MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2019] N10 W3 PTO=[YR=2019] N8 W4 U4 L7 L7 D4 S8 E18$ W18 BAS=[YR=2016] W24 S52 FGR=[YR=2016] S23 E22 N2 FOP=[YR=2016] E23 N5 W14 N2 W7 S2 W2 S5$ N5 E2 N16 W14 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W5$ E24 S14 E7 S2E14 N58 W21 N10$ S10 E21 $.

## 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 | 100 | 0 | 0 | 563.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 95 | 5,349 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 17 | 4 | 68.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 95 | 646 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,995

| 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 | 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