LOT 10
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

CAIL HELGA T L/E/
85102 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0010-0000

BUILDING CHARACTERISTICS

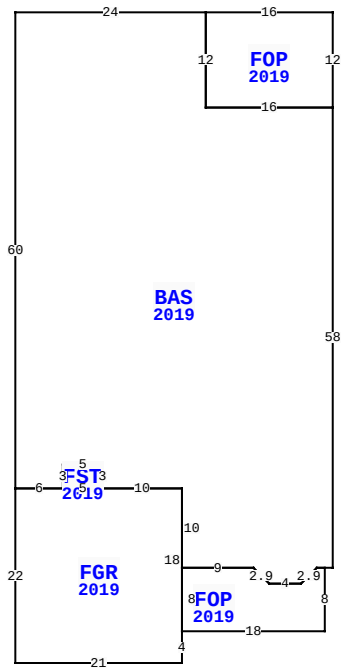
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2019	2,395	347,090
FGR	477	55	2019	262	37,970
FOP	132	30	2019	40	5,797
FOP	192	30	2019	58	8,405
FST	15	55	2019	8	1,159
TOTALS	3,211			2,763	400,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,763	112.0320	147.88	408,592	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2395 HX Base Yr 2020



85102 FLORIDIAN 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		400,420
TOTAL MARKET OB/XF VALUE		5,471
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		490,891
SOH/AGL Deduction		193,082
ASSESSED VALUE		297,809
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		237,087
TOTAL JUST VALUE		490,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012905	CO ISSUED	0	12/20/2019
B1908533	NEW CONSTR	324,333	08/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1955	1/31/2020	QC	U	I	11	100
GRANTOR: CAIL CLIFFORD M & HEL						
GRANTEE: THE CAIL TRUST						
2328/1203	12/27/2019	WD	Q	I	01	384,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CAIL CLIFFORD M & H						

BUILDING NOTES

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	12	3	36.00	SF	10.00	10.00	100	2019	2019	3	97	349	
2	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00	10.00	100	2019	2019	3	97	5,122	

BUILDING DIMENSIONS

FOP=[YR=2019] W16 BAS=[YR=2019] W24 S60 FGR=[YR=2019] S22 E21 N4 FOP=[YR=2019] E18 N8 W1 D2 L2 W4 U2 L2 W9 S8$ N18 W10 FST=[YR=2019] W5 N3 E5 S3$ N3 W5 S3 W6$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12$ S12 E16 N12$.

LAND DESCRIPTION

TOTAL OB/XF 5,471

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 01/17/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS