

LOT 11 & TRACT A-5
IN OR 2013/918
FLORIDIAN ENCLAVE AT FLORA

CLARK FRONTIS JR & ANN N
85108 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0011-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																						
Exterior Wall	31	HARDIE BRD 100	0900	01	2,871	112.3300	148.28	425,712	2015	2015	0	0	0	4.00	96.00	STANDARD																																					
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017														Heated Area: 2452												HX Base Yr 2017																								
Roof Cover	03	COMP SHNGL 90															VALUATION BY												Tax Group: 4												Tax Dist:												
Roof Cover	13	STAND SEAM 10															BUILDING MARKET VALUE												408,684																								
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE												11,968																								
Interior Floo	11	CLAY TILE 70															TOTAL LAND VALUE - MARKET												85,000																								
Interior Floo	12	HARDWOOD 30															TOTAL MARKET VALUE												505,652																								
Air Condition	03	CENTRAL 100															SOH/AGL Deduction												170,566																								
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE												335,086																								
Bedrooms	04	3 100															TOTAL EXEMPTION VALUE												HX HB 50,722																								
Bathrooms	04	2 100															BASE TAXABLE VALUE												284,364																								
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE												505,652																								
Stories	1.	1. 100	NCON VALUE												0																																						
Units	0	0 100	INCOME VALUE																																																		
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												476,011																																						
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	2015	2,452	349,040																																																
FGR	523	55	2015	288	40,997																																																
FOP	129	30	2015	39	5,552																																																
FSP	210	40	2015	84	11,958																																																
FST	15	55	2015	8	1,139																																																
TOTALS	3,329			2,871	408,684																																																
EXTRA FEATURES						85108 FLORIDIAN DR, FERNANDINA BEACH												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												04/23/2025 MLU											
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	537.00	SF	10.00	10.00	100	2015	2015	3	95	5,102																																					
2	0855	CONC PAVER	0	100	16	4	64.00	SF	10.00	10.00	100	2015	2015	3	95	608																																					
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360																																					
4	0855	CONC PAVER	0	100	21	11	231.00	SF	10.00	10.00	100	2015	2015	3	95	2,195																																					
5	0855	CONC PAVER	0	100	0	0	74.00	SF	10.00	10.00	100	2015	2015	3	95	703																																					
LAND DESCRIPTION																		TOTAL OB/XF 11,968																																			
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	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																																																					