LOT 12
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

MYERS SARAH A
85116 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0012-0000

BUILDING CHARACTERISTICS

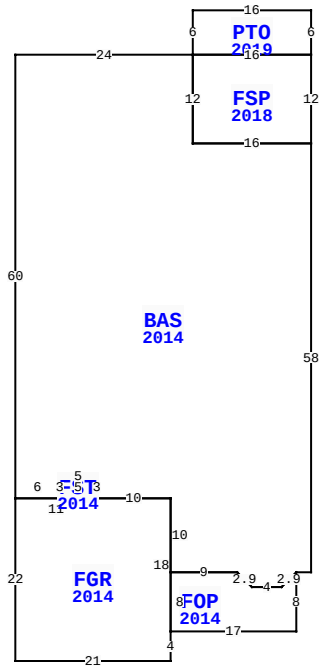
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2014	2,395	346,355
FGR	462	55	2014	254	36,732
FOP	124	30	2014	37	5,351
FSP	192	40	2018	77	11,135
FST	15	55	2014	8	1,157
PTO	96	5	2019	5	723
TOTALS	3,284			2,776	401,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,776	114.7200	151.43	420,370	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 2395 HX Base Yr 2023



85116 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		401,453
TOTAL MARKET OB/XF VALUE		7,292
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		493,745
SOH/AGL Deduction		30,144
ASSESSED VALUE		463,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,879
TOTAL JUST VALUE		493,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428787	CO ISSUED	0	11/14/2014
B1428787	NEW CONSTR	291,204	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0413	9/02/2022	WD	Q	I	01	540,000
GRANTOR: PUSILLO LOUIS F & DIA						
GRANTEE: MYERS SARAH A						
2479/0220	7/12/2021	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHARDS TIMOTHY D						

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	0	0	588.00	SF	10.00	10.00	100	2014	2014	3	94	5,527	
2	0462	ST/AL FNC	0	100	48	0	192.00	SF	10.00	10.00	100	2016	2016	3	78	1,498	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BUILDING DIMENSIONS

PTO=[YR=2019] N6 W16 S6 E16$ FSP=[YR=2018] W16
BAS=[YR=2014] W24 S60 FGR=[YR=2014] S22 E21 N4
FOP=[YR=2014] E17 N8 D2 L2 W4 U2 L2 W9 S8$ N18 W10
FST=[YR=2014] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E10 S10 E9 D2
R2 E4 U2 R2 E2 N58 W16 N12$ S12 E16 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,292

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