

LOT 13 & TRACT A6
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

MARTIN GARY L & LILA BERRY L/E/
85124 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0013-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	2,241	100	2016	2,241	318,979
FGR	436	55	2016	240	34,161
FOP	150	30	2016	45	6,406
FSP	219	40	2018	88	12,526
FST	15	55	2016	8	1,139
TOTALS	3,061			2,622	373,209

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00
2	0855	CONC PAVER	0	100	13	4	52.00	SF	10.00
3	0462	ST/AL FNC	0	100	96	0	384.00	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,622	111.7440	147.50	386,745	2016	2016	0	0	0	3.50	96.50	
1 SNGL FAM - 100% - 2019 Heated Area: 2241 HX Base Yr 2019													
85124 FLORIDIAN DR, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/23/2025	
		MLU	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		373,209	
TOTAL MARKET OB/XF VALUE		9,080	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		467,289	
SOH/AGL Deduction		155,593	
ASSESSED VALUE		311,696	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		260,974	
TOTAL JUST VALUE		467,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632306	CO ISSUED	0	09/12/2016
B1632306	NEW CONSTR	281,176	05/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0288	3/07/2023	LE	U	I	11	100
GRANTOR: MARTIN GARY L & LILA						
GRANTEE: MARTIN-BARKER BROOK						
2234/1377	10/31/2018	WD	Q	I	05	349,000
GRANTOR: LOWERY DONALD S & MAU						
GRANTEE: MARTIN GARY L & LIL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W4 FSP=[YR=2018] N12 W19 S3 E1 S9 E18\$ W18 N9 W18 S64 E2 S2 FOP=[YR=2016] S8 E18 FGR=[YR=2016] S5 E20 N23 W12 FST=[YR=2016] W5 S3 E5 N3\$ S3 W8 S15\$ N10 W7 S2 W2 S1 W8 N1 W1\$ E1 S1 E8 N1 E2 N2 E7 N5 E3 N3 E17 N47\$.									