

LOT 15 & TRACT A-8
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

HICKORY LANE TRUST/KNIGHT ROBERT TRUSTEE
85144 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0015-0000



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	14	CARPET 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	2015	2,395	343,799
FGR	462	55	2015	254	36,462
FOP	124	30	2015	37	5,312
FSP	192	40	2019	77	11,053
FST	15	55	2016	8	1,148
TOTALS	3,188			2,771	397,774

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0855	CONC PAVER	0	100	17	4	68.00	SF	10.00
5	0911	SCRN RM A	0	100	17	3	51.00	SF	17.50

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
0900	01	2,771	113.2800	149.53	414,348	2015	2015	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 2395									
HX Base Yr 2017									
85144 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	540.00	SF	10.00	10.00	100	2015	2015	3	95	5,130	
2	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2015	2015	3	95	532	
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	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	95	646	
5	0911	SCRN RM A	0	100	17	3	51.00	SF	17.50	17.50	100	2016	2016	3	70	625	

TOTAL OB/XF									
10,293									
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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					397,774				
TOTAL MARKET OB/XF VALUE					10,293				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					493,067				
SOH/AGL Deduction					209,314				
ASSESSED VALUE					283,753				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					228,031				
TOTAL JUST VALUE					493,067				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					464,011				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632152	SCRNROOM	1,428	04/01/2016
B1529833	CO ISSUED	0	08/18/2015
B1529833	NEW CONSTR	294,035	01/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0341	6/02/2022	LE	U	I	11	100	
GRANTOR: SNIDER JENNIFER							
GRANTEE: HICKORY LANE TRUST							
2079/1060	10/20/2016	WD	U	I	11	100	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SNIDER JENNIFER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W16 BAS=[YR=2015] W24 S60 FGR=[YR=2015] S22 E21 N4 FOP=[YR=2015] E17 N8 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.									