LOT 23
IN OR 2156/1936
FLORIDIAN ENCLAVE AT FLORA

LARSEN JAMES L & PEGGY A
85242 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

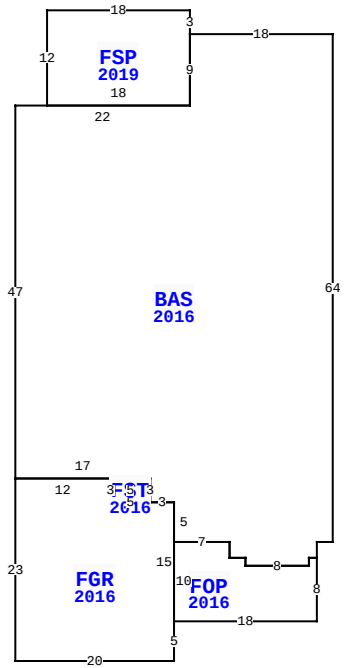
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,241	100	2016	2,241	322,546
FGR	436	55	2016	240	34,543
FOP	150	30	2016	45	6,477
FSP	216	40	2019	86	12,378
FST	15	55	2016	8	1,151
TOTALS	3,058			2,620	377,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,620	112.9920	149.15	390,773	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2241 HX Base Yr 2018



85242 FLORIDIAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,096
TOTAL MARKET OB/XF VALUE		9,380
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		471,476
SOH/AGL Deduction		183,738
ASSESSED VALUE		287,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,016
TOTAL JUST VALUE		471,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632012	CO ISSUED	0	12/02/2016
B1632012	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1936	11/08/2017	WD	Q	I	02	315,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LARSEN JAMES L & PE						
2042/1574	4/26/2016	WD	U	V	30	57,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FSP=[YR=2019] N3 W18 S12 E18 N9$ S9 W22 S47 FGR=[YR=2016] S23 E20 N5 FOP=[YR=2016] E18 N8 W1 S1 W8 N1 W2 N2 W7 S10$ N15 W3 FST=[YR=2016] N3 W5 S3 E5$ W5 N3 W12$ E17 S3 E3 S5 E7 S2 E2 S1 E8 N1 E1 N2 E2 N64$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	562.00	SF	10.00	10.00	100	2016	2016	3	95	5,339	
3	0855	CONC PAVER	0	100	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	95	646	

LAND DESCRIPTION

TOTAL OB/XF 9,380

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