LOT 25
IN OR 1985/1105
FLORIDIAN ENCLAVE AT FLORA

RAINES LEWIS D JR & NANCY
85260 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0025-0000

BUILDING CHARACTERISTICS

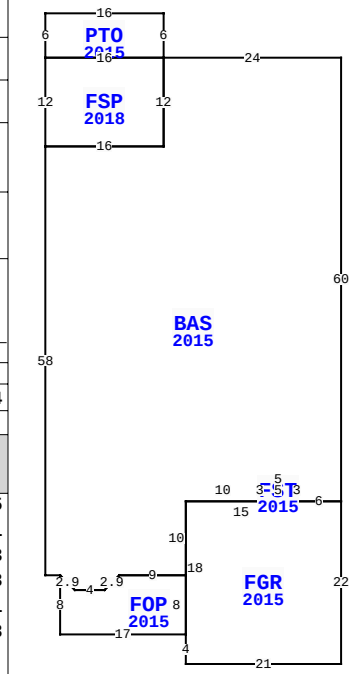
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	353,605
FGR	462	55	2015	254	37,501
FOP	124	30	2015	37	5,463
FSP	192	40	2018	77	11,368
FST	15	55	2015	8	1,181
PTO	96	5	2015	5	738
TOTALS	3,284			2,776	409,857

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	117.1200	154.60	429,170	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2395 HX Base Yr 2017



85260 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		409,857
TOTAL MARKET OB/XF VALUE		10,618
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		505,475
SOH/AGL Deduction		170,104
ASSESSED VALUE		335,371
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,649
TOTAL JUST VALUE		505,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429726	CO ISSUED	0	05/07/2015
B1429726	NEW CONSTR	295,879	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/1105	5/27/2015	WD	Q	I	01	335,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RAINES LEWIS D JR &						
1954/0296	12/19/2014	WD	U	V	30	54,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 PTO=[YR=2015] N6 W16 S6 FSP=[YR=2018] S12 E16 N12 W16$ E16$ S12 W16 S58 E2 FOP=[YR=2015] S8 E17 FGR=[YR=2015] S4 E21 N22 W6 FST=[YR=2015] N3 W5 S3 E5$ W15 S18$ N8 W9 D2 L2 W4 U2 L2 $ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60$.

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	764.00	SF	10.00	10.00	100	2015	2015	3	95	7,258	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 10,618

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