

LOT 26
IN OR 2137/1382
FLORIDIAN ENCLAVE AT FLORA

ALEXANDER CHERYL L
85199 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0026-0000



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 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	2,051	100	2016	2,051	301,355
FGR	422	55	2016	232	34,088
FOP	132	30	2016	40	5,877
FSP	152	40	2019	61	8,963
FST	15	55	2016	8	1,175
TOTALS	2,772			2,392	351,459

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER
3	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,392	115.3460	152.26	364,206	2016	2016	0	0	0	3.50
1 SNGL FAM - 100% - 2018 Heated Area: 2051 HX Base Yr 2018											
85199 FLORIDIAN DR, FERNANDINA BEACH											

TOTAL OB/XF		
L N	OB/XF CODE	VALUE
1	0500	3,395
2	0855	5,862
3	0855	912

TOTAL OB/XF		
L N	OB/XF CODE	VALUE
1	000100	85,000.00

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	351,459	
TOTAL MARKET OB/XF VALUE	10,169	
TOTAL LAND VALUE - MARKET	85,000	
TOTAL MARKET VALUE	446,628	
SOH/AGL Deduction	149,496	
ASSESSED VALUE	297,132	
TOTAL EXEMPTION VALUE	55,722	
BASE TAXABLE VALUE	241,410	
TOTAL JUST VALUE	446,628	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	419,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632792	CO ISSUED	0	01/05/2017
B1632792	NEW CONSTR	258,768	08/04/2016

SALES DATA		
OFF RECORD Number	DATE	SALE PRICE
2137/1382	7/31/2017	299,200
GRANTOR: SEDA CONSTRUCTION COM		
GRANTEE: ALEXANDER CHERYL L		
2065/1470	8/09/2016	57,000
GRANTOR: FLORA PARKE DEVELOPME		
GRANTEE: SEDA CONSTRUCTION C		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2016]	W19	FSP=[YR=2019]
FOP=[YR=2016]	S6	E20
FGR=[YR=2016]	E19	N23