

LOT 27
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

PHILLIPS ROBIN G L/E/
85191 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0027-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0900	01	2,346	116.3260	153.55	360,228	2016	2016	0	0	0	3.50	96.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020														Heated Area: 1974												
Roof Cover	03	COMP SHNGL 90															HX Base Yr 2020												
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	1,974	100	2016	1,974	292,499																								
FGR	465	55	2016	256	37,933																								
FOP	146	30	2016	44	6,520																								
FSP	160	40	2019	64	9,483																								
FST	15	55	2016	8	1,185																								
TOTALS			2,760		2,346	347,620																							
EXTRA FEATURES			85191 FLORIDIAN DR, FERNANDINA BEACH																										
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	536.00	SF	10.00	10.00	100	2016	2016	3	95	5,092													
2	0855	CONC PAVER	0	100	13	4	52.00	SF	10.00	10.00	100	2016	2016	3	95	494													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395													
4	0462	ST/AL FNC	0	100	8	0	320.00	SF	10.00	10.00	100	2016	2016	3	78	2,496													
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267													
6	0855	CONC PAVER	0	100	16	6	96.00	SF	10.00	10.00	100	2017	2017	3	96	922													
TOTAL OB/XF 12,666																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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																													