

LOT 35
IN OR 2226/702
FLORIDIAN ENCLAVE AT FLORA

WILSON WENDY I
85139 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0035-0000



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		2.5 100
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	2,452	100	2018	2,452	352,103
FGR	538	55	2018	296	42,505
FOP	129	30	2018	39	5,600
FSP	210	40	2018	84	12,063
FST	15	55	2018	8	1,149
TOTALS	3,344			2,879	413,419

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	16	4	64.00	SF	10.00
2	0855	CONC PAVER	0	100	30	16	480.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	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		NORM	% COND
0900	01	2,879	111.5780	147.28	424,019	2018	2018	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2019 Heated Area: 2452 HX Base Yr 2019												
85139 FLORIDIAN DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/23/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		413,419	
TOTAL MARKET OB/XF VALUE		8,707	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		507,126	
SOH/AGL Deduction		215,177	
ASSESSED VALUE		291,949	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		236,227	
TOTAL JUST VALUE		507,126	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802211	CO ISSUED	0	09/19/2018
B1802211	NEW CONSTR	319,311	03/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1094	6/03/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WILSON WENDY I						
2226/0702	9/24/2018	WD	Q	I	02	359,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GILVEY WENDY IRENE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FSP=[YR=2018] W21 S10 E21 N10\$ S10 W21 S58 FOP=[YR=2018] S5 E23 FGR=[YR=2018] S2 E22 N23 W5 FST=[YR=2018] S3 W5 N3 E5\$ W19 S16 E2 S5\$ N5 W2 N2 W7 S2 W14\$ E14 N2 E7 N14 E24 N52\$.									