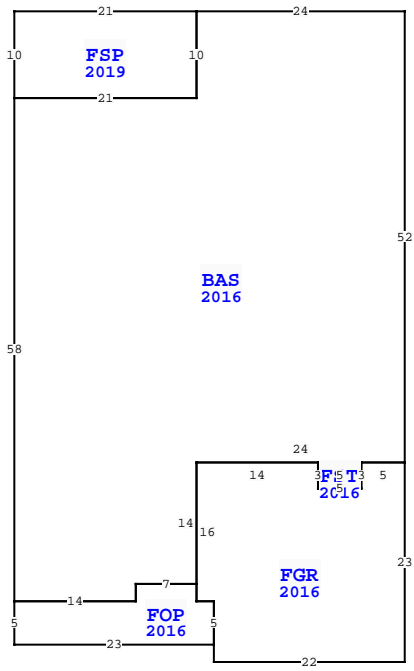




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 90	
Roof Cover	13	STAND SEAM 10	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	2,452	100	2016
FGR	523	55	2016
FOP	129	30	2016
FSP	210	40	2019
FST	15	55	2016
TOTALS	3,329		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,871	111.5780	147.28	422,841	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2022 Heated Area: 2452 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			408,042
TOTAL MARKET OB/XF VALUE			10,324
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			503,366
SOH/AGL Deduction			118,232
ASSESSED VALUE			385,134
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			334,412
TOTAL JUST VALUE			503,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632094	CO ISSUED	0	08/31/2016
B1632094	NEW CONSTR	309,312	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1337	6/03/2021	WD Q	Q	I	02	435,000
GRANTOR: SMALLEY RAYMOND W & S						
GRANTEE: LANE JACK T & CAROL						
2142/0930	8/23/2017	WD Q	Q	I	02	333,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMALLEY RAYMOND W &						

EXTRA FEATURES																
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	534.00	SF	10.00	10.00	100	2016	2016	3	95	5,073	
2	0855	CONC PAVER	0 100	17	4	68.00	SF	10.00	10.00	100	2016	2016	3	95	646	
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	0855	CONC PAVER	0 100	21	6	126.00	SF	10.00	10.00	100	2017	2017	3	96	1,210	

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

BUILDING NOTES	
85123 FLORIDIAN DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FSP=[YR=2019] W21 S10 E21 N10\$ S10 W21 S58 FOP=[YR=2016] S5 E23 FGR=[YR=2016] S2 E22 N23 W5 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W14 S16 E2 S5\$ N5 W2 N2 W7 S2 W14\$ E14 N2 E7 N14 E24 N52\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							