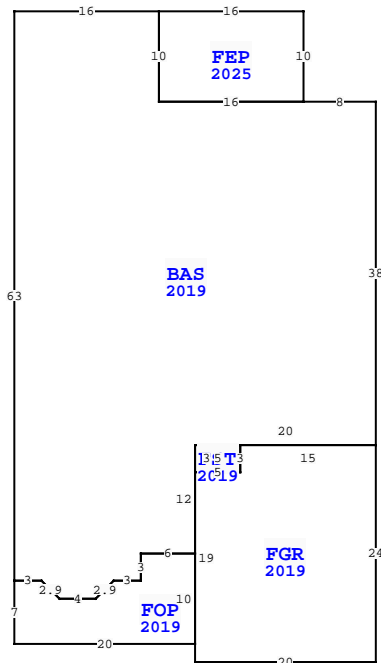


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,974	100	2019
FEP	160	80	2025
FGR	465	55	2019
FOP	146	30	2019
FST	15	55	2019
TOTALS	2,760		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,410	116.3260	153.55	370,056	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2022 Heated Area: 1974 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			362,655
TOTAL MARKET OB/XF VALUE			5,936
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			453,591
SOH/AGL Deduction			119,779
ASSESSED VALUE			333,812
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			283,090
TOTAL JUST VALUE			453,591
NCON VALUE			19,261
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009894	ADDING GLASS WIND	16,900	08/27/2024
C1906010	CO ISSUED	0	11/25/2019
19006010	NEW CONSTR	273,391	06/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/0508	6/16/2021	WD	Q	I	02	350,000
GRANTOR: AMERIGIAN SUSAN L						
2326/0204	12/16/2019	WD	Q	I	02	308,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AMERIGIAN SUSAN L						

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	4	10	SF	10.00	10.00	100	2019	2019	3	97	388	
2	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2019	2019	3	97	5,548	

BUILDING NOTES											
85093 FLORIDIAN DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/23/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2019;ORIG=0,0] W8 W16 N10 W16 S63 E3 D2R2 E4 U2R2 E3 N3 E6 N12 E20 N38 \$											
FGR=[YR=2019;ORIG=-20,60] S2 E20 N24 W15 S3 W5 S19 \$											
FOP=[YR=2019;ORIG=-40,53] S7 E20 N10 W6 S3 W3 D2L2 W4 U2L2 W3 \$											
FST=[YR=2019;ORIG=-15,38] W5 S3 E5 N3 \$											
FEP=[YR=2025;ORIG=-24,-10] E16 S10 W16 N10 \$											

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	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							