

LOT 47  
FLORIDIAN ENCLAVE AT FLORA  
PARKE UNIT 8 PB 8/69

CANNON ANGELIA D  
85069 FLORIDIAN DR  
FERNANDINA BEACH, FL 32034

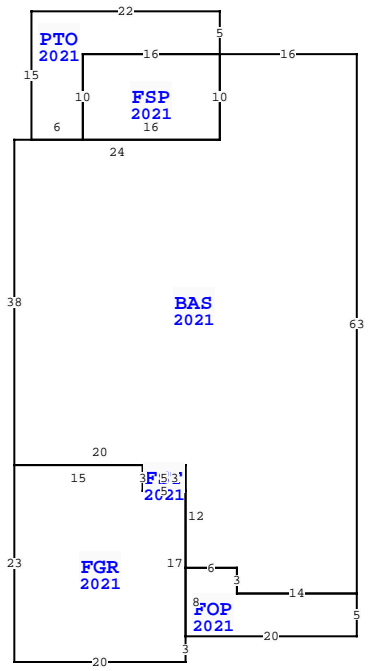
2025

26-2N-28-0559-0047-0000



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	50
Interior Floo	14	CARPET	50
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	1,962	100	2021
FGR	445	55	2021
FOP	118	30	2021
FSP	160	40	2021
FST	15	55	2021
PTO	170	5	2021
TOTALS	2,870		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
					Heated Area: 1962						
					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			349,116
TOTAL MARKET OB/XF VALUE			5,534
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			439,650
SOH/AGL Deduction			102,746
ASSESSED VALUE			336,904
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			286,182
TOTAL JUST VALUE			439,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009865	CO ISSUED	0	03/25/2021
B2009865	NEW CONSTR	270,032	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1685	4/01/2021	WD Q	Q	I	02	329,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CANNON ANGELIA D						
2191/1243	4/03/2018	WD U	V		30	660,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W16 PTO=[YR=2021] N5 W22 S15 E6 N10 E16\$	
FSP=[YR=2021] W16 S10 E16 N10\$ S10 W24 S38 FGR=[YR=2021]	
S23 E20 N3 FOP=[YR=2021] E20 N5 W14 N3 W6 S8\$ N17	
FST=[YR=2021] N3 W5 S3 E5\$ W5 N3 W15\$ E20 S12 E6 S3 E14	
N63\$.	

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	12	4	SF	10.00	10.00	100	2021	2021	3	99	475	
2	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2021	2021	3	99	5,059	

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							