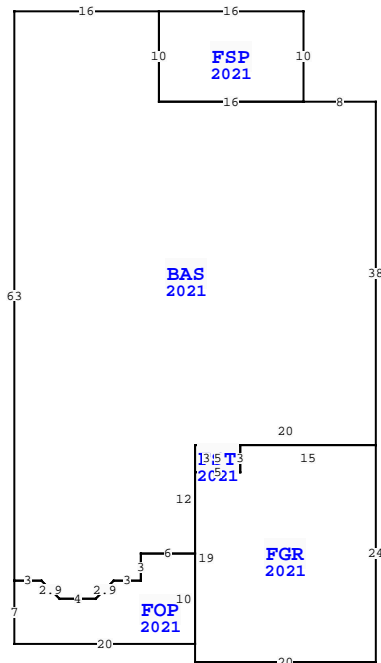


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	1,974	100	2021
FGR	465	55	2021
FOP	146	30	2021
FSP	160	40	2021
FST	15	55	2021
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	2,346	115.0520	151.87	356,287	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 1974 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		352,724	
TOTAL MARKET OB/XF VALUE		8,856	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		446,580	
SOH/AGL Deduction		28,397	
ASSESSED VALUE		418,183	
TOTAL EXEMPTION VALUE	13	418,183	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		446,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006515	CO ISSUED	0	03/31/2021
B2006515	NEW CONSTR	273,119	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0114	4/26/2021	WD Q	I	01		335,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THOMAS ANASTASIA C						
2191/1243	4/03/2018	WD U	V	30		660,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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	11	3			10.00	100	2021	2021	3	99	327	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2021	2021	3	99	6,009	
3	0462	ST/AL FNC	0	100	60	0			10.00	100	2021	2021	3	93	2,232	
4	0463	FENCE GATE	0	100	0	0			300.00	100	2021	2021	3	96	288	

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

BUILDING NOTES	
85049 FLORIDIAN DR, FERNANDINA BEACH	

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	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							