LOT 51
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

BERGHOEFER JOYCE L LIVING TRUST/BERGHOEFER JOYCE L
85033 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0559-0051-0000

BUILDING CHARACTERISTICS

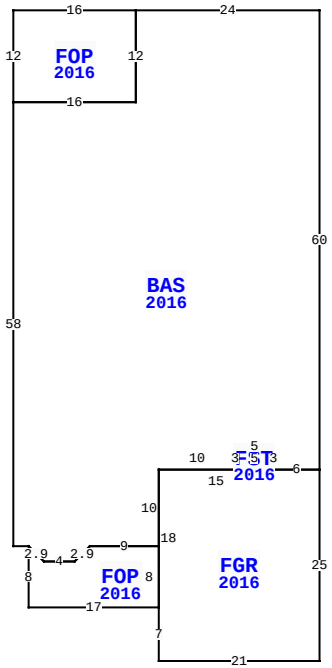
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,395	100	2016	2,395	341,777
FGR	525	55	2016	289	41,241
FOP	124	30	2016	37	5,280
FOP	192	30	2016	58	8,277
FST	15	55	2016	8	1,142
TOTALS	3,251			2,787	397,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,787	112.0320	147.88	412,142	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2025 Heated Area: 2395 HX Base Yr 2025



85033 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,717
TOTAL MARKET OB/XF VALUE		21,160
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		503,877
SOH/AGL Deduction		252
ASSESSED VALUE		503,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		452,903
TOTAL JUST VALUE		503,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632741	CO ISSUED	0	12/02/2016
B1632741	NEW CONSTR	300,147	07/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/689	5/17/2024	WD	Q	I	01	590,000
GRANTOR: SMITH FREDERICK T & M						
GRANTEE: BERGHOEFER JOYCE L						
2525/0244	12/28/2021	WD	Q	I	01	450,000
GRANTOR: BIBIK ROBERT W REV LV						
GRANTEE: SMITH FREDERICK THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FOP=[YR=2016] W16 S12 E16 N12$ S12 W16 S58 E2 FOP=[YR=2016] S8 E17 FGR=[YR=2016] S7 E21 N25 W6 FST=[YR=2016] N3 W5 S3 E5$ W15 S18$ N8 W9 D2 L2 W4 U2 L2 $ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	526.00	SF	10.00	10.00	100	2016	2016	3	95	4,997	
3	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00	100	2016	2016	3	95	722	
4	0911	SCRN RM A	0	100	17	11	187.00	SF	17.50	17.50	100	2016	2016	3	70	2,291	
5	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	100	2016	2016	3	95	3,059	
6	0462	ST/AL FNC	0	100	190	0	760.00	SF	10.00	10.00	100	2017	2017	3	81	6,156	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 21,160

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS