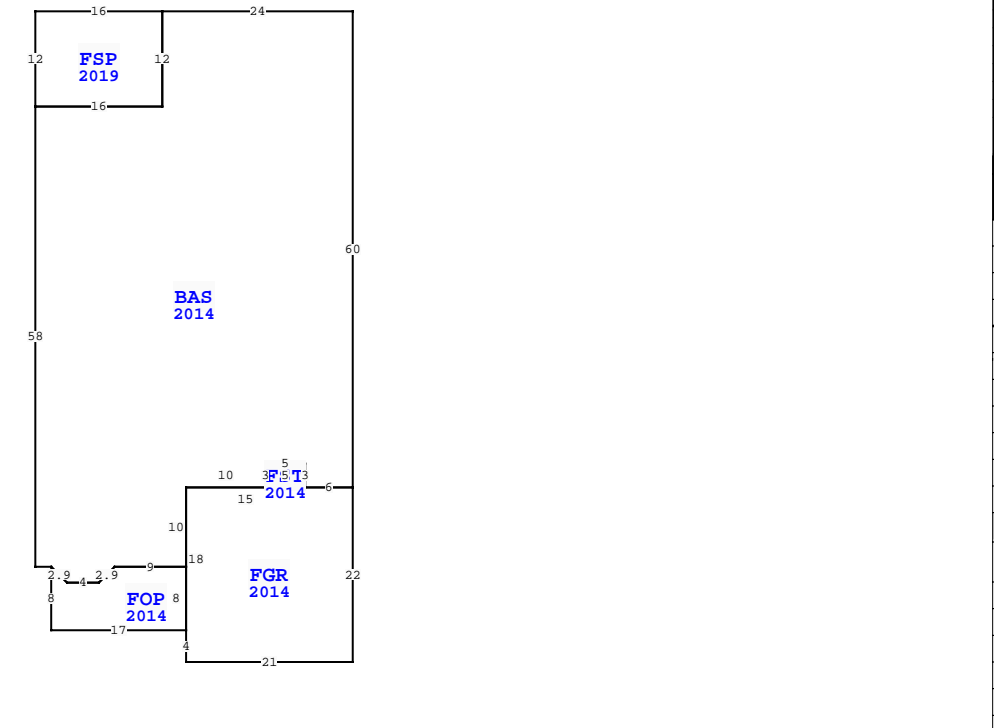


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	111.7440	147.50	408,722	2014	2014	0	0	4.50	95.50



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
BAS	2,395	100
FGR	462	55
FOP	124	30
FSP	192	40
FST	15	55
TOTALS	3,188	

85021 FLORIDIAN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014
2	0855	CONC PAVER	0	100	0	656.00	SF	10.00	10.00	100	2014
3	0855	CONC PAVER	0	100	16	192.00	SF	10.00	10.00	100	2015

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2014	3	96	3,360	
2014	3	94	6,166	
2015	3	95	1,824	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF												11,350			
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1.00	85,000.00	85,000.00	85,000												

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE	390,330			
TOTAL MARKET OB/XF VALUE	11,350			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	486,680			
SOH/AGL Deduction	162,169			
ASSESSED VALUE	324,511			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	273,789			
TOTAL JUST VALUE	486,680			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	457,987			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428176	CO ISSUED	0	10/24/2014
B1428176	NEW CONSTR	290,937	01/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/1306	10/18/2018	WD	Q	I	02	384,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONSIDINE PATRICIA						
1910/1542	3/26/2014	WD	U	V	30	51,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W24 FSP=[YR=2019] W16 S12 E16 N12 \$ S12 W16 S58 E2 FOP=[YR=2014] S8 E17 FGR=[YR=2014] S4 E21 N22 W6 FST=[YR=2014] 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\$.											