

SCHAFER JAMES D & MEDINA G
34104 LAVENDER PARKE DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-0557-0271-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
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		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2020	2,632	335,420
FGR	765	55	2020	421	53,652
FOP	62	30	2020	19	2,422
FSP	210	40	2021	84	10,705
FUS	443	100	2020	443	56,456
STR	77	10	2020	8	1,019
USP	414	30	2021	124	15,803
TOTALS	4,603			3,731	475,475

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,731	93.5550	130.04	485,179	2020	2020	0	0	2.00	98.00

1 SNGL FAM 100% - 2021

Heated Area: 3075

HX Base Yr 2021

The floor plan shows a large rectangular building footprint. The main body is labeled 'BAS 2020'. To its right is a smaller section labeled 'FGR 2020'. Above the main body are two sections labeled 'USP 2021' and 'FSP 2021'. To the right of the main body is another section labeled 'FUS 2020'. At the bottom right corner is a small section labeled 'STR 2020'. Dimensions are provided for various segments of the perimeter and internal divisions.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,731	93.5550	130.04	485,179	2020	2020	0	0	2.00	98.00

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2026 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						475,475					
TOTAL MARKET OB/XF VALUE						62,353					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						622,828					
SOH/AGL Deduction						149,181					
ASSESSED VALUE						473,647					
TOTAL EXEMPTION VALUE						VX HX HB 56,411					
BASE TAXABLE VALUE						417,236					
TOTAL JUST VALUE						622,828					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						647,844					

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2105984

SCRN ENCLSR

19,364

05/10/2021

B2101135

SWIM POOL

72,670

02/01/2021

C204729

C0 ISSUED

0

12/22/2020

B204729

NEW CONSTR

420,347

06/18/2020

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2421/0499

12/23/2020

WD Q

I

02

424,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SCHAFER JAMES D & M

2384/1859

8/14/2020

WD U

V

30

68,000

GRANTOR: FLORA PARKE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] N9 W46 S9 E46\$ FSP=[YR=2021] W21
BAS=[YR=2020] W25 S26 W4 S26 FGR=[YR=2020] W6 S21 E10 S2
E21 N5 E3 FOP=[YR=2020] S3 E10 N3 W1 N4 W8 S4 W1\$ E1 N18
W29\$ E29 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$ PTR= E15
FUS=[YR=2020] E20 S15 STR=[YR=2020] S11 W7 N11 E7 \$ W7 S11
W13 N26\$ W15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

62,353

REVIEW DATE

01/01/2023

BY CD

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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