LOT 312
FLORA PARKE UNIT 7B OR 2344/24

CAMPION KATHLEEN & NORMAN
34075 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0557-0312-0000

BUILDING CHARACTERISTICS

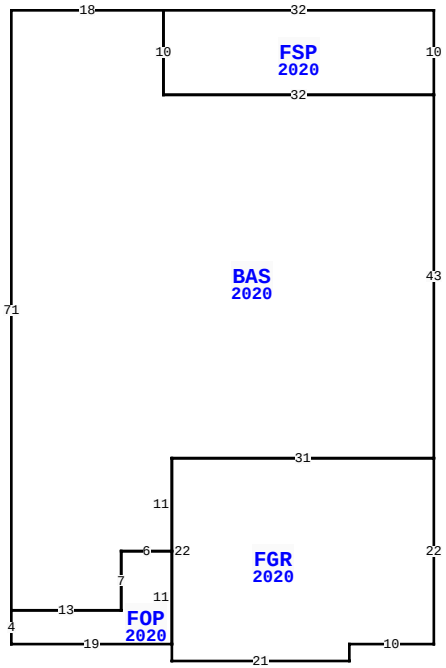
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,630	100	2020	2,630	342,614
FGR	724	55	2020	398	51,848
FOP	118	30	2020	35	4,560
FSP	320	40	2020	128	16,675
TOTALS	3,792			3,191	415,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	95.6340	132.93	424,180	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 2026 Heated Area: 2630 HX Base Yr



34075 LAVENDER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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	415,696
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	500,696
SOH/AGL Deduction	0
ASSESSED VALUE	500,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500,696
TOTAL JUST VALUE	500,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	530,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202260	CO ISSUED	0	09/16/2020
B202260	NEW CONSTR	368,036	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2812/1645	8/27/2025	WD	Q	I	02	579,000
GRANTOR: BENISCHECK FRANK J &						
GRANTEE: CAMPION KATHLEEN &						
2397/1629	9/29/2020	WD	Q	I	01	367,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BENISCHECK FRANK J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W32 BAS=[YR=2020] W18 S71 FOP=[YR=2020] S4 E19 FGR=[YR=2020] S2 E21 N2 E10 N22 W31 S22$ N11 W6 S7 W13$ E13 N7 E6 N11 E31 N43 W32 N10$ S10 E32 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS