

SCHLIFER COREY BRYAN & WILHELMINA MACARAYA
85010 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-0559-0001-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3108

HARDIE BRD 100
IRREGULAR 100

Roof Cover
Roof Cover

0313

COMP SHNGL 90
STAND SEAM 10

Interior Wall
Interior Floo

0511

DRYWALL 100
CLAY TILE 100

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2.5 100
WOOD FRAME 100

Stories
Units
Occupancy

1.00

1. 100
0 100
NONE 100

Quality

01

Quality Level 01

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

2,452

100

2021

2,452

351,897

FGR

538

55

2021

296

42,480

FOP

129

30

2021

39

5,597

FSP

210

40

2021

84

12,055

TOTALS

3,329

2,871

412,030

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

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

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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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% CON

0900

01

2,871

104.8194

145.70

418,305

2021

2021

0

0

0

1.50

98.50

1 SNGL FAM

100% - 2025

Heated Area: 2452

HX Base Yr 2025

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/IAGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

412,030

85,000

497,030

0

497,030

51,411

445,619

497,030

0

533,124

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2724/1887

7/16/2024

WD

Q

I

01

564,000

GRANTOR: MOSELEY JON A & VIRGI

GRANTEE: SCHLIFER COREY BRYA

2467/0593

5/27/2021

WD

Q

I

01

357,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MOSELEY JON A & VIR

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2021] W24 S52 FGR=[YR=2021] S23 E22 N2 FOP=[YR=2021] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W24\$ E24 S14 E7 S2 E14 N58 W21 N10\$ S10 E21 N10\$.