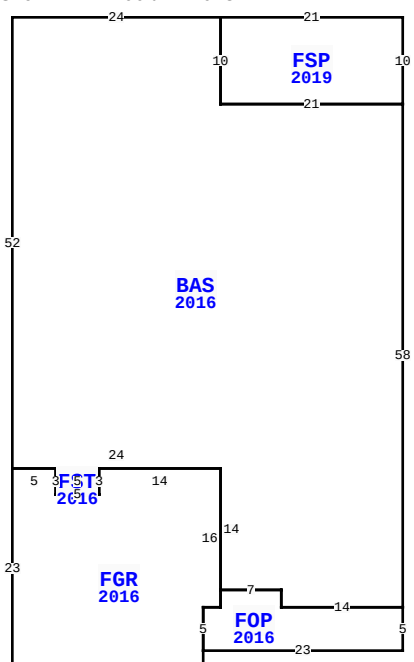


**DICKINSON ERIC W L/E/
85088 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034**

26-2N-28-0559-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall		31	HARDIE BRD 100							0900	01	2,871	100.4202	139.58	400,734	2016	2016	0	0	4.00	96.00	VALUATION BY					STANDARD																						
Roof Structur		08	IRREGULAR 100							1 SNGL FAM 100% - 2018										Heated Area: 2452										HX Base Yr 2018										Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 90																	BUILDING MARKET VALUE										384,705																			
Roof Cover		13	STAND SEAM 10																	TOTAL MARKET OB/XF VALUE										3,360																			
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										85,000																			
Interior Floo		11	CLAY TILE 60																	TOTAL MARKET VALUE										473,065																			
Interior Floo		14	CARPET 40																	SOH/AGL Deduction										139,074																			
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										333,991																			
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB WR 56,411																			
Bedrooms			3 100																	BASE TAXABLE VALUE										277,580																			
Bathrooms			2.5 100																	TOTAL JUST VALUE										473,065																			
Frame		02	WOOD FRAME 100																	NCON VALUE										0																			
Stories		1.	1. 100							INCOME VALUE																																							
Units			0 100							PREVIOUS YEAR MKT VALUE										504,645																													
Occupancy		00	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	2016	2,452	328,560																																												
FGR	523	55	2016	288	38,591																																												
FOP	129	30	2016	39	5,226																																												
FSP	210	40	2019	84	11,256																																												
FST	15	55	2016	8	1,072																																												
TOTALS		3,329			2,871	384,705	85088 FLORIDIAN DR, FERNANDINA BEACH										BLD DATE		LGL DATE		04/23/2025		MLU																										
EXTRA FEATURES												XF DATE		LAND DATE		AG DATE																																	
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																																	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360																																	
																	BUILDING DIMENSIONS																																
																	FSP=[YR=2019] W21 BAS=[YR=2016] W24 S52 FGR=[YR=2016] S23 E22 N2 FOP=[YR=2016] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W14 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E24 S14 E7 S2 E14 N58 W21 N10\$ S10 E21 N10\$.																																
LAND DESCRIPTION																	TOTAL OB/XF 3,360																																
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	000100	C	RES	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 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																																																	