

LOT 11 & TRACT A-5
IN OR 2013/918
FLORIDIAN ENCLAVE AT FLORA

CLARK ANN N
85108 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0011-0000



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	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	4146.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2015	2,452	329,050
FGR	523	55	2015	288	38,649
FOP	129	30	2015	39	5,233
FSP	210	40	2015	84	11,273
FST	15	55	2015	8	1,073

TOTALS	3,329			2,871	385,279
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

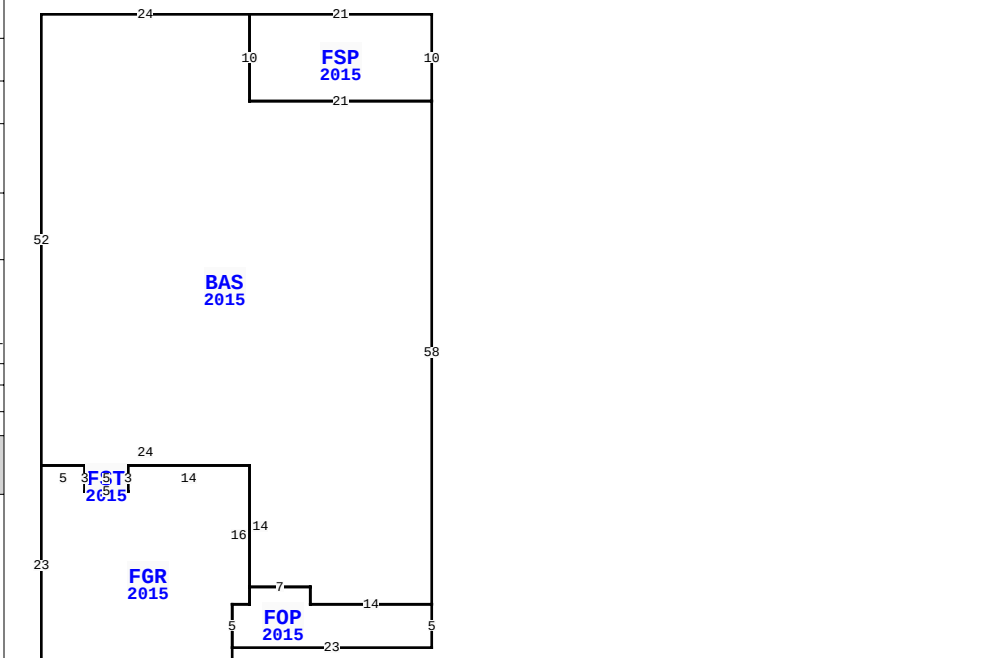
3	0500	FP-PRE FAB	0 100	0 0	1.00
					UT 3,500.00
					ADJ UNIT PRICE 3,500.00
					ORIG COND 100
					YEAR ON 2015
					YEAR ACTUAL 2015
					Q 3
					% COND 96
					OB/XF MKT VALUE 3,360
					NOTES

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

1	000100	C	RES	100	PUD
					FRONT 0.00
					DEPTH 0.00
					TOT LND UTS 1.00
					UNIT TYPE LT
					DPTH FACT 1.00
					% COND 1.00
					TOT ADJ 1.00
					UNIT PRICE 85,000.00
					ADJ UNIT PRICE 85,000.00
					LAND VALUE 85,000

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,871	101.0970	140.52	403,433	2015	2015	0	0	4.50	95.50
1 SNGL FAM			100% - 2017	Heated Area: 2452				HX Base Yr 2017			



85108 FLORIDIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,360											

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3,360											

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3,360											

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3,360											

TOTAL OB/XF											
3,360											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4

VALUATION SUMMARY											STANDARD
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VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											385,279
TOTAL MARKET OB/XF VALUE											3,360
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											473,639
SOH/AGL Deduction											129,506
ASSESSED VALUE											344,133
TOTAL EXEMPTION VALUE											51,411
BASE TAXABLE VALUE											292,722
TOTAL JUST VALUE											473,639
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											505,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530516	CO ISSUED	0	10/22/2015
B1530516	NEW CONSTR	308,414	06/01/2015

SALES DATA									
OFF RECORD		TYPE	Q	V	RSN	SALE			

2013/0918	11/06/2015	WD	Q	I	01	347,500
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GRANTOR: SEDA CONSTRUCTION COM						
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GRANTEE: CLARK FRONTIS JR &						
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1985/0035	6/05/2015	WD	U	V	30	54,500
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GRANTOR: FLORA PARKE DEVELOPME						
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GRANTEE: SEDA CONSTRUCTION C						
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BUILDING NOTES											
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BUILDING DIMENSIONS											
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FSP=[YR=2015] W21 BAS=[YR=2015] W24 S52 FGR=[YR=2015] S23
E22 N2 FOP=[YR=2015] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16
W14 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E24 S14 E7 S2
E14 N58 W21 N10\$ S10 E21 N10\$.