



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	14	CARPET 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
NEIGHBORHOOD/LOC	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2015	2,395	324,122
FGR	462	55	2015	254	34,374
FOP	124	30	2015	37	5,007
FSP	192	40	2019	77	10,421
FST	15	55	2016	8	1,083
TOTALS	3,188			2,771	375,007

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0911	SCRN RM A	0	100	17	3	51.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,771	101.9520	141.71	392,678	2015	2015	0	0
1 SNGL FAM 100% - 2017 Heated Area: 2395 HX Base Yr 2017									
85144 FLORIDIAN DR, FERNANDINA BEACH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0911	SCRN RM A	0	100	17	3	51.00	SF	18.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0911	SCRN RM A	0	100	17	3	51.00	SF	18.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					375,007				
TOTAL MARKET OB/XF VALUE					3,957				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					463,964				
SOH/AGL Deduction					172,550				
ASSESSED VALUE					291,414				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					235,003				
TOTAL JUST VALUE					463,964				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					493,067				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632152	SCRNROOM	1,428	04/01/2016
B1529833	CO ISSUED	0	08/18/2015
B1529833	NEW CONSTR	294,035	01/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2567/0341	6/02/2022	LE	U	I	11	100			
GRANTOR: SNIDER JENNIFER									
GRANTEE: HICKORY LANE TRUST									
2079/1060	10/20/2016	WD	U	I	11	100			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: SNIDER JENNIFER									

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2019] W16 BAS=[YR=2015] W24 S60 FGR=[YR=2015] S22 E21 N4 FOP=[YR=2015] E17 N8 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.									