

CLARK SUSAN S & ANDREW A
85254 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

26-2N-28-0559-0024-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

Exterior Wall 08

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 60

Interior Floo 14

CARPET 40

Air Condition 03

CENTRAL 100

Heating Type 04

AIR DUCTED 100

Bedrooms 3

100

Bathrooms 2

100

Frame Stories Units Occupancy

02
1.
0
00

WOOD FRAME 100
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 2,395

100

2016

2,395

322,233

FGR 462

55

2016

254

34,174

FOP 124

30

2016

37

4,979

FSP 192

40

2019

77

10,360

FST 15

55

2016

8

1,076

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,771 100.8288 140.15 388,356 2016 2016 0 0 4.00 96.00

1 SNGL FAM 100% - 2017 Heated Area: 2395 HX Base Yr 2017

Diagram showing lot boundaries and areas:
- Lot 1 (FSP 2019) area: 16' x 12'
- Lot 2 (BAS 2016) area: 58' x 12'
- Lot 3 (FGR 2016) area: 10' x 15'
- Lot 4 (FOP 2016) area: 8' x 17'

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 372,822

TOTAL MARKET OB/XF VALUE 62,008

TOTAL LAND VALUE - MARKET 85,000

TOTAL MARKET VALUE 519,830

SOH/AGL Deduction 182,820

ASSESSED VALUE 337,010

TOTAL EXEMPTION VALUE HX HB 51,411

BASE TAXABLE VALUE 285,599

TOTAL JUST VALUE 519,830

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 546,262

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2037/0673 3/28/2016 WD Q I 01 337,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CLARK SUSAN S & AND

2016/0875 11/16/2015 WD U V 30 54,500

GRANTOR: FLORA PARKE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2019] W16 S12 E16 N12\$ S12 W16 S58 E2 FOP=[YR=2016] S8 E17 FGR=[YR=2016] S4 E21 N22 W6 FST=[YR=2016] N3 W5 S3 E5\$ W15 S18\$ N8 W9 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60\$.

LAND DESCRIPTION TOTAL OB/XF 62,008

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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