

LOT 46  
FLORIDIAN ENCLAVE AT FLORA  
PARKE UNIT 8 PB 8/69

CONN PATRICK T  
84019 AVRIETT WAY  
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0046-0000



| 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 100  |
| 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       |

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|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 04      |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,395            | 100         | 2017 | 2,395        | 338,356              |
| FGR       | 462              | 55          | 2017 | 254          | 35,884               |
| FOP       | 140              | 30          | 2017 | 42           | 5,934                |
| FSP       | 192              | 40          | 2017 | 77           | 10,878               |
| FST       | 15               | 55          | 2017 | 8            | 1,130                |
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| TOTALS         |            | 3,204       |     |     | 2,176 | 392,182 |  |
| EXTRA FEATURES |            |             |     |     |       |         |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L     | W       |  |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0     | 0       |  |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 16    | 12      |  |
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| LAND DESCRIPTION |          |            |                      |     |    |
|------------------|----------|------------|----------------------|-----|----|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | F  |
| 1                | 000100   | C          | RES                  | 100 |    |
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| REVIEW DATE      |          | 01/01/2023 |                      | BY  | CD |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |   |      |        |  |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0900                                                     | 01  | 2,776     | 105.3216    | 146.40         | 406,406        | 2017 | 2017 | 0    | 0    | 0 | 3.50 | 96.50  |  |
| 1 SNGL FAM 100% - 2018 Heated Area: 2395 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                          |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 84019 AVRIETT WAY, FERNANDINA BEACH                      |     |           |             |                |                |      |      |      |      |   |      |        |  |

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

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 392,182   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 5,814     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 85,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 482,996   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 127,108   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 355,888   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 304,477   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 482,996   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 519,568   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1702789   | CO ISSUED   | 0       | 10/25/2017 |
| 17002789   | NEW CONSTR  | 301,393 | 05/01/2017 |

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2715/1628                      | 6/03/2024  | TD           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: CONN PATRICK LIVING T |            |              |        |        |           |               |  |  |  |
| GRANTEE: CONN PATRICK T        |            |              |        |        |           |               |  |  |  |
| 2155/0846                      | 10/31/2017 | WD           | Q      | I      | 02        | 361,600       |  |  |  |
| GRANTOR: SEDA CONSTRUCTION COM |            |              |        |        |           |               |  |  |  |
| GRANTEE: CONN PATRICK LIVING   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
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| FSP=[YR=2017] W16 BAS=[YR=2017] W24 S60 FGR=[YR=2017] S22 E21 N4 FOP=[YR=2017] E19 N8 W2 D2 L2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2017] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12E16 N12\$. |  |  |  |  |  |  |  |  |  |