LOT 47
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

CANNON ANGELIA D
85069 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0047-0000

BUILDING CHARACTERISTICS

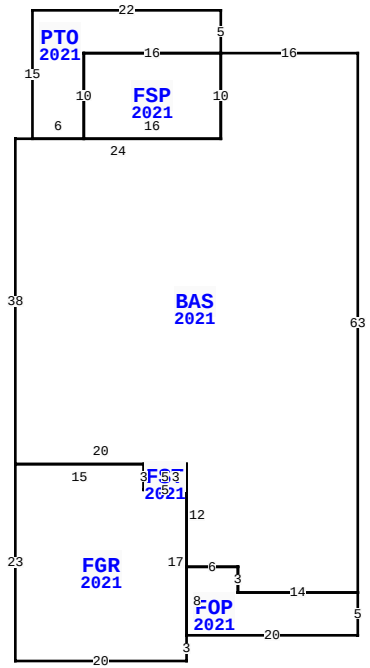
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,962	100	2021	1,962	278,155
FGR	445	55	2021	245	34,734
FOP	118	30	2021	35	4,962
FSP	160	40	2021	64	9,074
FST	15	55	2021	8	1,134
PTO	170	5	2021	8	1,134
TOTALS	2,870			2,322	329,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	103.5468	143.93	334,205	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 1962 HX Base Yr 2022



85069 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,192
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,192
SOH/AGL Deduction		68,192
ASSESSED VALUE		346,000
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,589
TOTAL JUST VALUE		414,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009865	CO ISSUED	0	03/25/2021
B2009865	NEW CONSTR	270,032	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1685	4/01/2021	WD	Q	I	02	329,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CANNON ANGELIA D						
2191/1243	4/03/2018	WD	U	V	30	660,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2021] N5 W22 S15 E6 N10 E16$
FSP=[YR=2021] W16 S10 E16 N10$ S10 W24 S38 FGR=[YR=2021]
S23 E20 N3 FOP=[YR=2021] E20 N5 W14 N3 W6 S8$ N17
FST=[YR=2021] N3 W5 S3 E5$ W5 N3 W15$ E20 S12 E6 S3 E14
N63$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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