LOT 48
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

STOKES MARY O L/E/
85061 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0048-0000

BUILDING CHARACTERISTICS

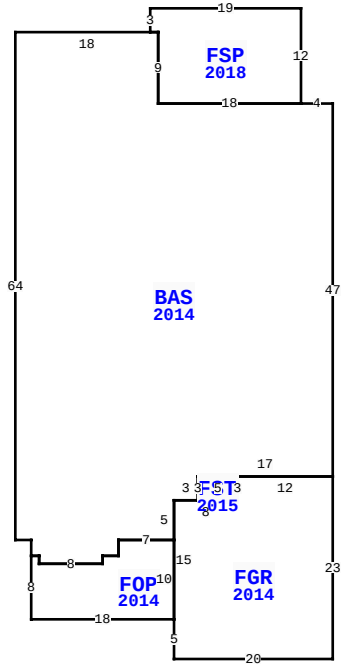
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,241	100	2014	2,241	304,248
FGR	436	55	2014	240	32,583
FOP	150	30	2014	45	6,109
FSP	219	40	2018	88	11,947
FST	15	55	2015	8	1,086
TOTALS	3,061			2,622	355,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	102.8160	142.91	374,710	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2021 Heated Area: 2241 HX Base Yr 2021



85061 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		355,974
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,974
SOH/AGL Deduction		167,417
ASSESSED VALUE		273,557
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		217,146
TOTAL JUST VALUE		440,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428704	CO ISSUED	0	01/15/2015
B1428704	NEW CONSTR	301,991	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/347	3/15/2024	WD	U	I	11	100
GRANTOR: STOKES MARY OWEN						
GRANTEE: STOKES FAMILY REVOC						
2403/1764	10/27/2020	WD	Q	I	01	355,000
GRANTOR: HARRINGTON WILLIAM &						
GRANTEE: STOKES MARY OWEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 FSP=[YR=2018] N12 W19 S3 E1 S9 E18$ W18 N9 W18 S64 E2 S2 FOP=[YR=2014] S8 E18 FGR=[YR=2014] S5 E20 N23 W12 FST=[YR=2015] W5 S3 E5 N3$ S3 W8 S15$ N10 W7 S2 W2 S1 W8 N1 W1$ E1 S1 E8 N1 E2 N2 E7 N5 E3 N3 E17 N47$.

EXTRA FEATURES

L N	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

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