LOT 49
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

AUSTIN IRA WAYNE & KATHERINE P
85049 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0049-0000

BUILDING CHARACTERISTICS

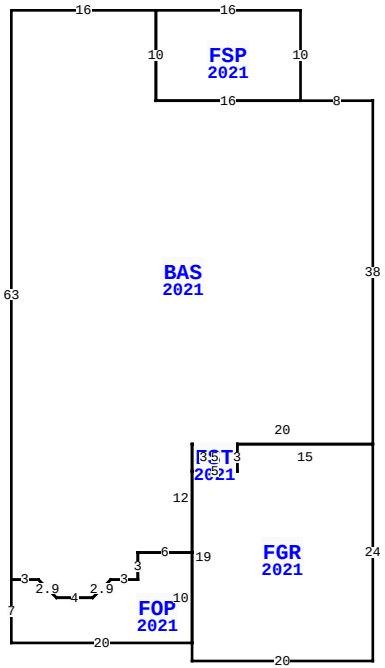
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,974	100	2021	1,974	279,856
FGR	465	55	2021	256	36,293
FOP	146	30	2021	44	6,238
FSP	160	40	2021	64	9,074
FST	15	55	2021	8	1,134
TOTALS	2,760			2,346	332,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	103.5468	143.93	337,660	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 1974 HX Base Yr



85049 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		332,595
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		417,595
SOH/AGL Deduction		0
ASSESSED VALUE		417,595
TOTAL EXEMPTION VALUE	13	417,595
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		417,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006515	CO ISSUED	0	03/31/2021
B2006515	NEW CONSTR	273,119	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2844/1586	1/26/2026	WD	Q	I	01	440,000
GRANTOR: THOMAS ANASTASIA C &						
GRANTEE: AUSTIN IRA WAYNE &						
2456/0114	4/26/2021	WD	Q	I	01	335,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THOMAS ANASTASIA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 FSP=[YR=2021] N10 W16 S10 E16$ W16 N10 W16 S63 FOP=[YR=2021] S7 E20 FGR=[YR=2021] S2 E20 N24 W15 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 S19$ N10 W6 S3 W3 D2 L2 W4 U2 L2 W3$ E3 D2 R2 E4 U2 R2 E3 N3 E6 N12 E20 N38$.

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