LOT 52
IN OR 2231/1306
FLORIDIAN ENCLAVE AT FLORA

CONSIDINE PATRICIA A/GILLON AMBROSE L III
85021 FLORIDIAN DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

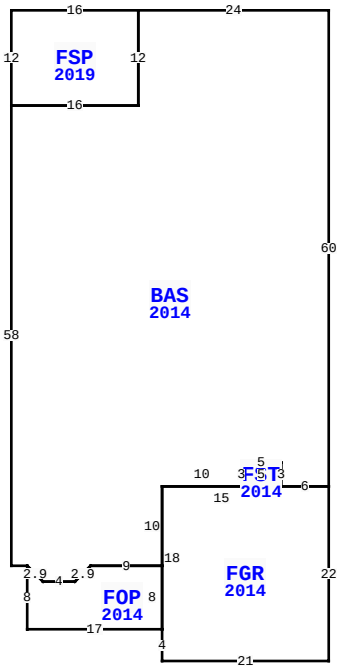
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,395	100	2014	2,395	318,057
FGR	462	55	2014	254	33,732
FOP	124	30	2014	37	4,913
FSP	192	40	2019	77	10,226
FST	15	55	2014	8	1,062
TOTALS	3,188			2,771	367,990

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	100.5696	139.79	387,358	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2019 Heated Area: 2395 HX Base Yr 2019



85021 FLORIDIAN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,990
TOTAL MARKET OB/XF VALUE		3,325
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		456,315
SOH/AGL Deduction		123,042
ASSESSED VALUE		333,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,862
TOTAL JUST VALUE		456,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428176	CO ISSUED	0	10/24/2014
B1428176	NEW CONSTR	290,937	01/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/1306	10/18/2018	WD	Q	I	02	384,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONSIDINE PATRICIA						
1910/1542	3/26/2014	WD	U	V	30	51,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W24 FSP=[YR=2019] W16 S12 E16 N12 $ S12 W16 S58 E2 FOP=[YR=2014] S8 E17 FGR=[YR=2014] S4 E21 N22 W6 FST=[YR=2014] 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$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 3,325

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	000134	C	RES POND	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