LOT 53
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

SMITH TERESA JAN/JONES MARGIE ELLEN
85011 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0559-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

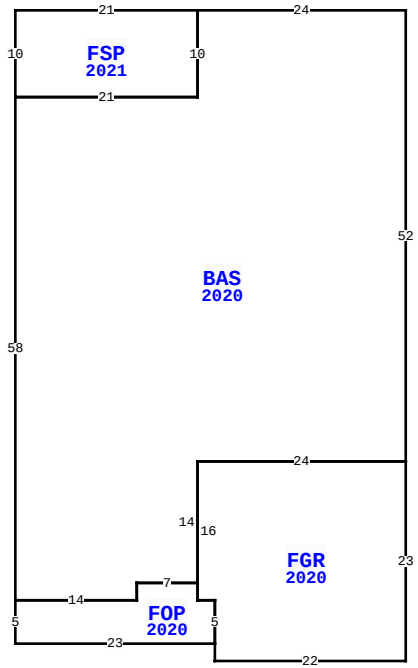
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,452	100	2020	2,452	335,405
FGR	538	55	2020	296	40,490
FOP	129	30	2020	39	5,335
FSP	210	40	2021	84	11,491
TOTALS	3,329			2,871	392,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,871	100.4202	139.58	400,734	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2025 Heated Area: 2452 HX Base Yr 2025



85011 FLORIDIAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,719
TOTAL MARKET OB/XF VALUE		70,047
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		547,766
SOH/AGL Deduction		0
ASSESSED VALUE		547,766
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		496,355
TOTAL JUST VALUE		547,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104514	SCRN ENCLSR	12,865	04/13/2021
B2012756	SWIM POOL	70,000	12/21/2020
C205804	CO ISSUED	0	07/06/2020
B2001468	NEW CONSTR	335,031	02/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/488	4/24/2024	WD	Q	I	01	650,000
GRANTOR: PLOURDE DANIEL R & KA						
GRANTEE: SMITH TERESA JAN						
2394/1079	9/21/2020	WD	Q	I	01	349,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLOURDE DANIEL R &						

BUILDING NOTES

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
2	0911	SCRN RM A	0	100	37	35	1,295.00	SF	18.00	18.00	100	2021	2021	3	86	20,047	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FSP=[YR=2021] W21 S10 E21 N10 $ S10 W21 S58 FOP=[YR=2020] S5 E23 FGR=[YR=2020] S2 E22 N23 W24 S16 E2 S5 $ N5 W2 N2 W7 S2 W14 $ E14 N2 E7 N14 E24 N52 $.

LAND DESCRIPTION

TOTAL OB/XF 70,047

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