

UNIT 7  
 FLORA PARKE CROSSING  
 PROFESSIONAL PLAZA, A LAND

MPG YULEE LLC  
 6321 DANIELS PKWY STE 200  
 FORT MYERS, FL 33912

**2023**

25-2N-28-0549-0007-0000  


BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	0054900		0				2022	2022	100	100	0	
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0 SQFT=2750 HX Base Yr											
Parking	OPEN	OPEN 100												
Quality 03 Quality Level 03														
DOR CODE 0490 LAND CONDO														
MAP NUM			MKT AREA		04									
NEIGHBORHOOD/LOC			4002.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS			0	0										

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		832,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		832,500
SOH/AGL Deduction		121,625
ASSESSED VALUE		710,875
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		710,875
TOTAL JUST VALUE		832,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009284	NEW CONSTR-MED OF	369,680	07/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1209	4/29/2021	SW	Q	V	01	295,000
GRANTOR: AB FLORA PARKE INC						
GRANTEE: MPG YULEE LLC						

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
22439 FLORA PARKE CROSSING, FERNANDINA BEACH INC DATE																
BLD DATE 12/30/2021 KK LGL DATE																
XF DATE 12/30/2021 KK LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV