UNIT 8
FLORA PARKE CROSSING
PROFESSIONAL PLAZA, A LAND

FINA WEBER LLC
2219 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0549-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0054900		0				2022	2022	100	100	0		

1 CONDO – 0% - 0 SQFT=2650 HX Base Yr

BLD DATE 10/06/2021 KK
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

22455 FLORA PARKE CROSSING, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	785,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	785,000
SOH/AGL Deduction	99,975
ASSESSED VALUE	685,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	685,025
TOTAL JUST VALUE	785,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	622,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001695	NEW CONSTR	363,333	11/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2396/1475	9/23/2020	SW	Q	V	01	300,000

GRANTOR: AB FLORA PARKE INC
GRANTEE: FINA WEBER LLC

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS