



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

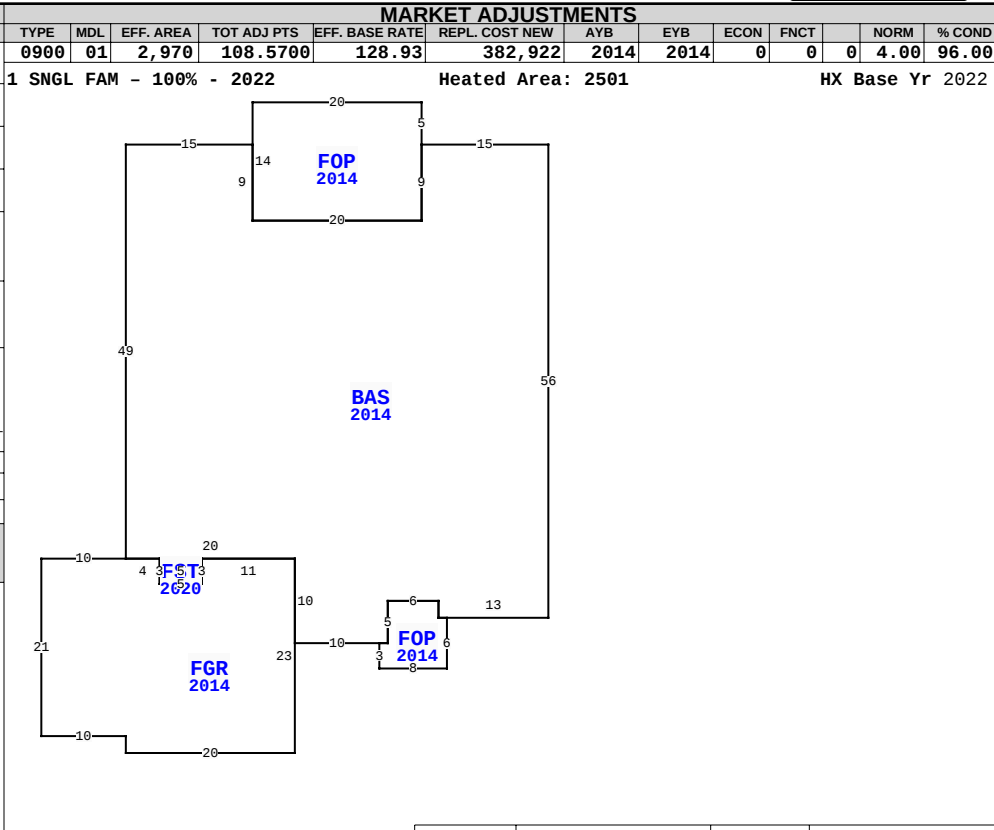
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	309,556
FGR	655	55	360	44,558
FOP	57	30	17	2,104
FOP	280	30	84	10,397
FST	15	55	8	990

TOTALS	3,508		2,970	367,605
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014
2	0811	CONCRETE B	0 100	0	0	1,530.00	SF	5.20	5.20	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



24142 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
10,953											

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10,953											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										367,605	
TOTAL MARKET OB/XF VALUE										10,953	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										443,558	
SOH/AGL Deduction										83,046	
ASSESSED VALUE										360,512	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										305,512	
TOTAL JUST VALUE										443,558	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										350,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428366	CO ISSUED	0	09/08/2014
B1428366	NEW CONSTR	311,495	02/01/2014
995928	NEW CONSTR	0	04/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2460/0946	5/05/2021	WD	Q	I	02	400,000	
GRANTOR: DONAHOE JASON L & OXA							
GRANTEE: NGWENYA MARY							
1954/0417	12/17/2014	WD	Q	I	01	259,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DONAHOE JASON L & O							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S14 E20 N9 \$ S9 W20 N9 W15 S49 FGR=[YR=2014] W10 S21 E10 S2 E20 N23 W11 FST=[YR=2020] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S10 E10 FOP=[YR=2014] S3 E8 N6 W1 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N56 \$.											