

LOT 3  
IN OR 2006/1616  
FLORA PARKE PB 6/137-139

GREENSTREET ROBERT J & NANCY  
24128 FLORA PARKE BLVD  
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0003-0000



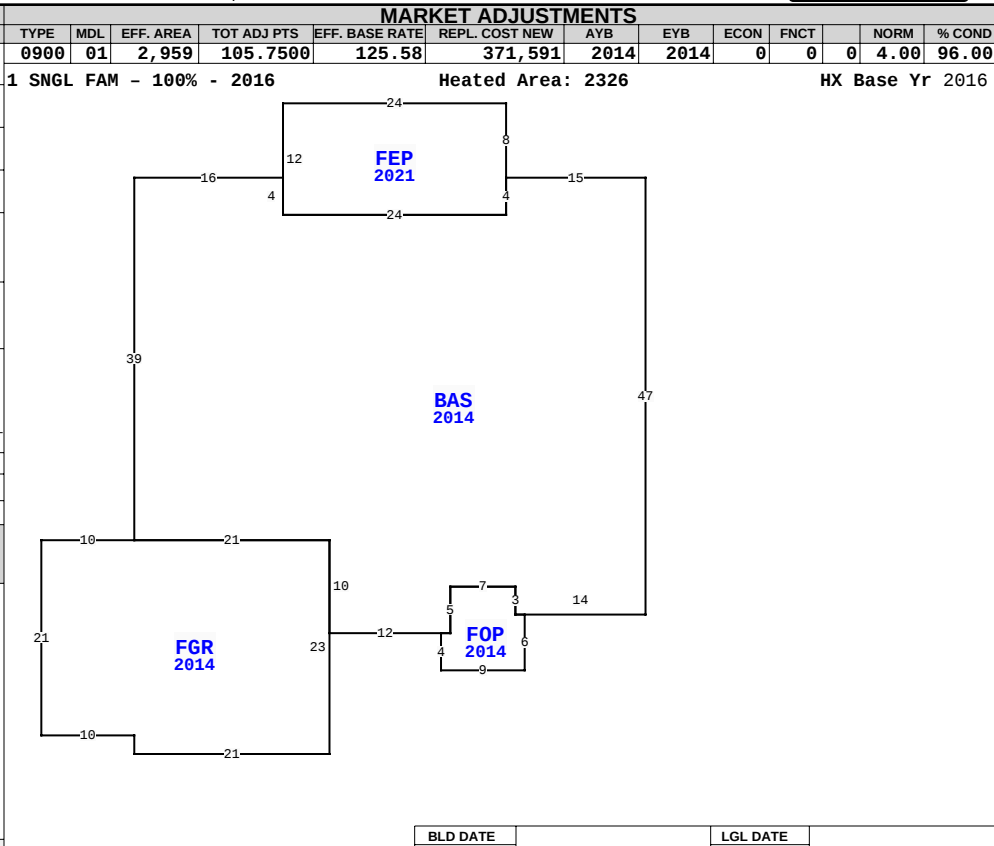
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                |    | 2 100          |
| 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 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,326            | 100         | 2,326        | 280,415              |
| FEP       | 288              | 80          | 230          | 27,728               |
| FGR       | 693              | 55          | 381          | 45,932               |
| FOP       | 73               | 30          | 22           | 2,652                |
| TOTALS    | 3,380            |             | 2,959        | 356,727              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 1,362.00 | SF | 6.50     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 128.00   | SF | 10.00    |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 128.00   | SF | 17.50    |
| 5              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 108.00   | LF | 32.00    |
| 6              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00     | UT | 300.00   |

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



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 18,250      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 18,250      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 356,727   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 18,250    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 65,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 439,977   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 237,252   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 202,725   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 152,725   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 439,977   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 345,186   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1632637   | SCRN ROOM   | 3,040   | 07/01/2016 |
| B1328098   | CO ISSUED   | 0       | 06/17/2014 |
| B1328098   | NEW CONSTR  | 288,557 | 12/01/2013 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2006/1616                      | 9/29/2015  | WD           | Q      | I      | 02        | 260,000       |  |
| GRANTOR: JOURDAIN CYNTHIA DIAN |            |              |        |        |           |               |  |
| GRANTEE: GREENSTREET ROBERT    |            |              |        |        |           |               |  |
| 1953/0389                      | 12/01/2014 | WD           | Q      | I      | 02        | 249,900       |  |
| GRANTOR: SEDA CONSTRUCTION COM |            |              |        |        |           |               |  |
| GRANTEE: JOURDAIN CYNTHIA DI   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W15 FEP=[YR=2021] N8 W24 S12 E24 N4 \$ S4 W24 N4 W16 S39 FGR=[YR=2014] W10 S21E10 S2 E21 N23 W21 \$ E21 S10 E12 FOP=[YR=2014] S4 E9 N6 W1 N3 W7 S5 W1\$ E1 N5 E7 S3 E14 N47 \$. |  |  |  |  |  |  |  |  |  |