

LOT 6
IN OR 1815/1126
FLORA PARKE PB 6/137-139

WALLACE TANYA E & GREG A
24088 FLORA PARK BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	16	WD FR STUC 100	0900	01	2,517	109.3440	129.85	326,832	2001	2006	0	0	0	8.00	92.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002													Heated Area: 2137													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,137	100	2,137	255,290																									
FGR	440	55	242	28,910																									
FOP	54	30	16	1,912																									
FSP	306	40	122	14,575																									
TOTALS			2,937		2,517	300,685																							
EXTRA FEATURES			24088 FLORA PARKE BLVD, FERNANDINA BEACH																										
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010														
2	0810	CONCRETE A	0 100	0	0	450.00	SF	6.50	6.50	100	2001	2001	3	82	2,399														
3	0858	SCULP CONC	0 100	0	0	336.00	SF	13.00	13.00	100	2001	2001	3	95	4,150														
4	0861	POOL GUNIT	0 100	28	13	364.00	SF	85.00	85.00	100	2005	2005	3	44	13,614														
5	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540														
6	0845	KOOL DECK	0 100	0	0	520.00	SF	7.25	7.25	100	2005	2005	3	87	3,280														
7	0477	VF 4 SLAT	0 100	0	0	181.00	LF	14.00	14.00	100	2005	2005	3	69	1,748														
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540														
TOTAL OB/XF 29,281																													
LAND DESCRIPTION																													
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					
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE 04/12/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													