TRACT E
FLORA PARKE PBK 6/137
{LIFT STATION}

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

25-2N-28-0550-000E-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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

23874 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		8,316
TOTAL LAND VALUE - MARKET		1,500
TOTAL MARKET VALUE		9,816
SOH/AGL Deduction		2,375
ASSESSED VALUE		7,441
TOTAL EXEMPTION VALUE	04	7,441
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0430	CL FNC 6B	0	0	0	0	160.00	LF	9.70	9.70	100	1999	1999	3	52	807	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1999	1999	3	52	1,316	
3	0812	CONCRETE C	0	0	0	0	1,888.00	SF	4.00	4.00	100	2001	2001	3	82	6,193	

LAND DESCRIPTION

TOTAL OB/XF 8,316

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009100	C	UTILITY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	1,500.00	1,500.00	1,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 1,500 Market: 0 Agricultural: 0 Common: 1,500 PRINTED 08/02/2023 BY SYS