

LOT 30
IN OR 980/932
FLORA PARKE PB 6/137-139

STONER RUSSELL A & CYNTHIA J
23933 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0030-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

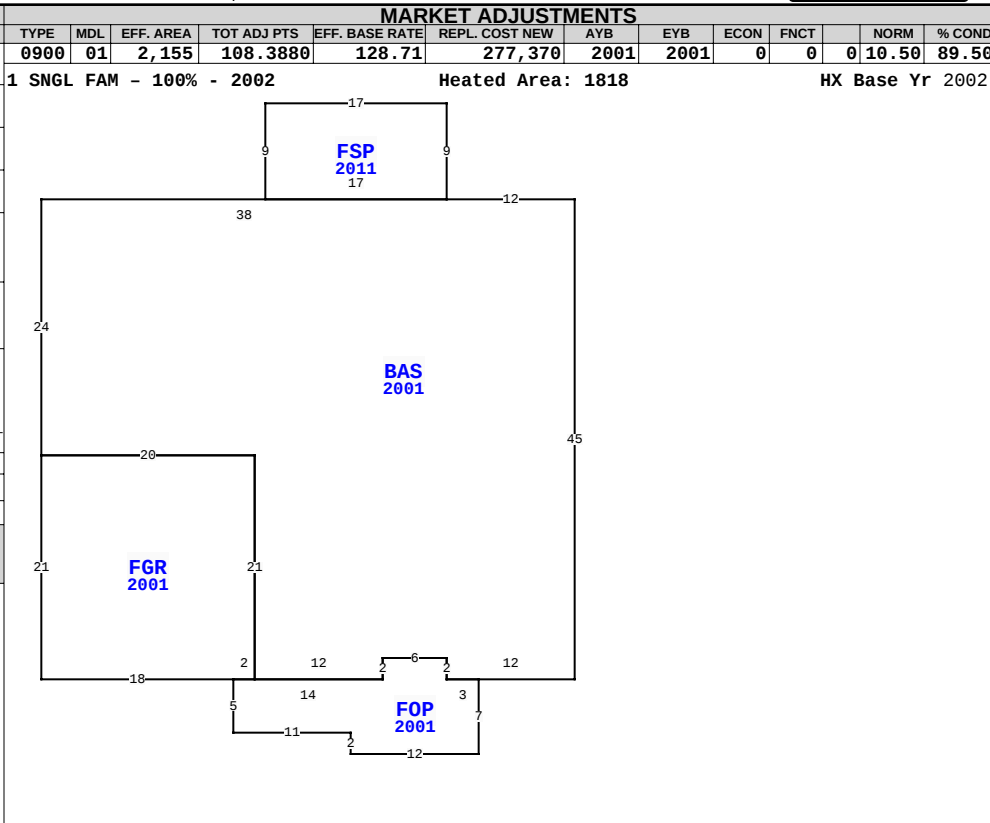
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	209,426
FGR	420	55	231	26,610
FOP	151	30	45	5,184
FSP	153	40	61	7,027

TOTALS	2,542		2,155	248,246
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	

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

REVIEW DATE 01/06/2023 BY DJA



23933 FLORA PARKE BLVD, FERNANDINA BEACH

TOTAL OB/XF											
4,762											

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4,762											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										248,246	
TOTAL MARKET OB/XF VALUE										4,762	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										318,008	
SOH/AGL Deduction										149,584	
ASSESSED VALUE										168,424	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										118,424	
TOTAL JUST VALUE										318,008	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										256,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623393	H/AC	0	08/01/2016
B007771	NEW CONSTR	104,000	11/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0980/0932	4/10/2001	WD	Q	I		136,800	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: STONER RUSSELL & CY							
0958/1409	11/16/2000	WD	U	V	19	26,300	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W12 FSP=[YR=2011] N9 W17 S9 E17 \$ W38 S24 FGR=[YR=2001] S21 E18 FOP=[YR=2001] S5 E11 S2 E12 N7 W3 N2 W6 S2 W14 \$E2 N21 W20 \$ E20 S21 E12 N2 E6 S2 E12 N45 \$.											

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