

LOT 31
IN OR 1920/1471
FLORA PARKE PB 6/137-139

ORBAN HERBERT M & LOUANNE B
23947 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0031-0000



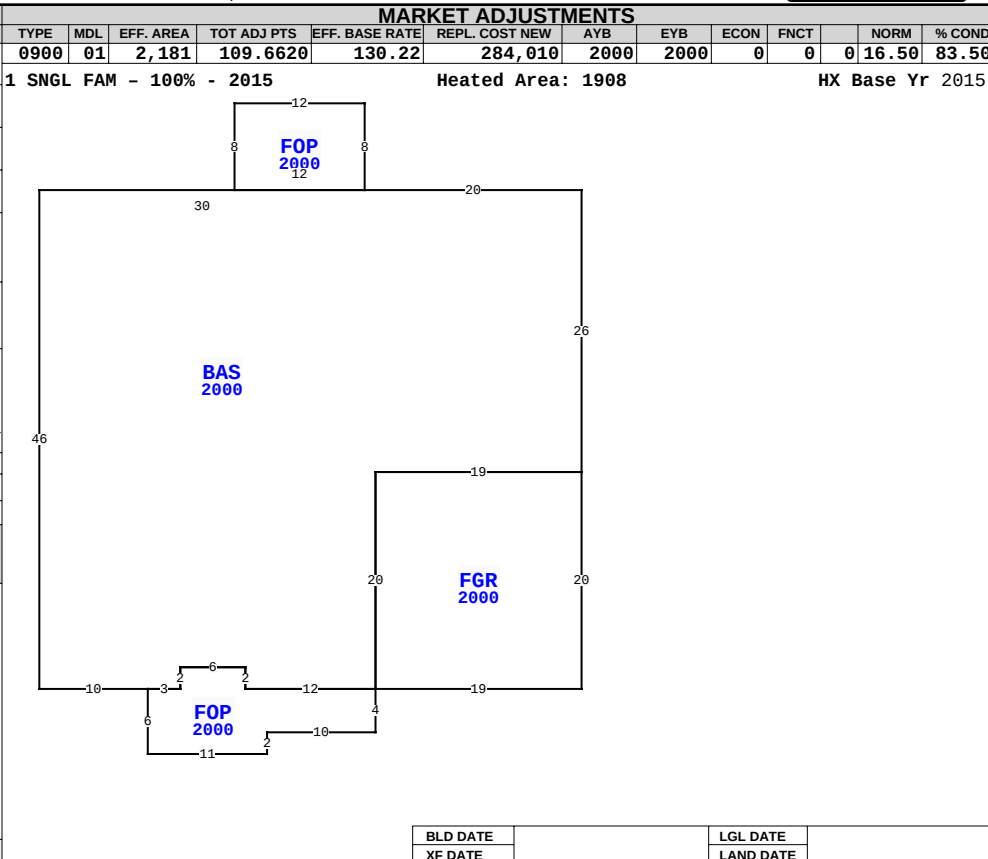
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	4041.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	207,464
FGR	380	55	209	22,725
FOP	96	30	29	3,153
FOP	118	30	35	3,806
TOTALS	2,502		2,181	237,148

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	53	18	954.00	SF	6.50	6.50	
4	0478	VF 6 SLAT	0	100	0	0	154.00	LF	15.00	15.00	
5	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	
6	0911	SCRN RM A	0	100	0	0	608.00	SF	17.50	17.50	
7	0855	CONC PAVER	0	100	0	0	356.00	SF	10.00	10.00	

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



TOTAL OB/XF											
42,709											

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42,709											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	237,148		
TOTAL MARKET OB/XF VALUE	42,709		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	344,857		
SOH/AGL Deduction	129,589		
ASSESSED VALUE	215,268		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	165,268		
TOTAL JUST VALUE	344,857		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	274,191		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531145	SWIM POOL	25,000	09/01/2015
996482	NEW CONSTR	137,000	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1920/1471	5/30/2014	WD Q	Q	I	02
GRANTOR: HUGHES CAROLE L & ROB					
GRANTEE: ORBAN HERBERT M & L					
1243/1664	7/07/2004	WD Q	Q	I	
GRANTOR: HENRY TIA MICHELLE &					
GRANTEE: HUGHES CAROLE L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W20 FOP=[YR=2000] N8 W12 S8 E12 \$ W30 S46 E10 FOP=[YR=2000] S6 E11 N2 E10 N4 FGR=[YR=2000] E19 N20 W19S20 \$ W12 N2 W6 S2 W3 \$ E3 N2 E6 S2 E12 N20 E19 N26 \$.											