LOT 32
IN OR 2055/1471
FLORA PARKE PB 6/137-139

PERKINS RYAN & JENNIFER L
23963 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0032-0000

NASSAU COUNTY PROPERTY

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 100
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

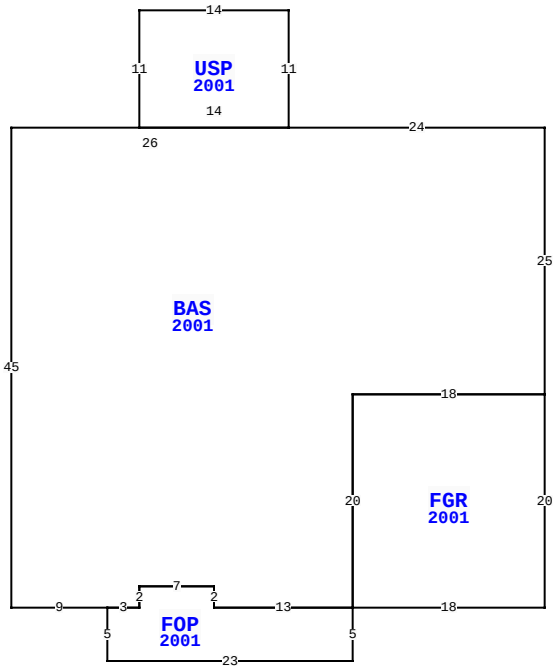
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	236,423
FGR	360	55	198	24,953
FOP	129	30	39	4,915
USP	154	30	46	5,797
TOTALS	2,519		2,159	272,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	118.5800	140.81	304,009	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2017 Heated Area: 1876 HX Base Yr 2017



23963 FLORA PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,088
TOTAL MARKET OB/XF VALUE		8,921
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,009
SOH/AGL Deduction		143,443
ASSESSED VALUE		202,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,566
TOTAL JUST VALUE		346,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706013	REPAIR/RRF	12,477	09/01/2017
B018541	XFOB	3,550	07/01/2001
B007686	NEW CONSTR	100,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1471	6/21/2016	WD	Q	I	01	195,000
GRANTOR: RIVER OF LIFE INTERNA						
GRANTEE: PERKINS RYAN & JENN						
1778/0838	12/14/2011	WD	U	I	11	100
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: RIVER OF LIFE INTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 USP=[YR=2001] N11 W14 S11 E14 $ W26 S45 E9 FOP=[YR=2001] S5 E23 N5 FGR=[YR=2001] E18 N20 W18 S20 $ W13 N2 W7 S2 W3 $ E3 N2 E7 S2 E13 N20 E18 N25 $.

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	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	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	2001	2001	3	82	4,093	
3	0475	VF 4 SBPL	0	100	0	0	170.00	LF	14.00	14.00	100	2002	2002	3	61	1,452	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	61	366	

LAND DESCRIPTION

TOTAL OB/XF 8,921

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	000100	C	SFR	100			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