LOT 53
IN OR 1181/797 &
OR 1151/1192 CASE# 03-574-DR

BEVILLE SHARI L
24033 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-0550-0053-0000**

## BUILDING CHARACTERISTICS

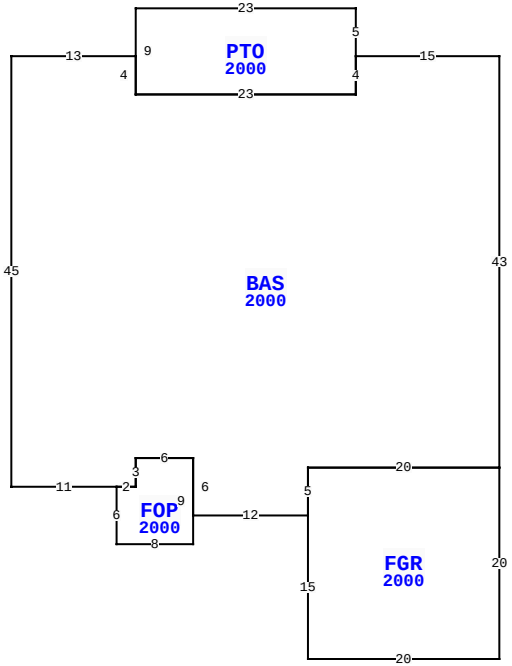
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,181 | 100 | 2,181 | 241,704 |
| FGR | 400 | 55 | 220 | 24,381 |
| FOP | 66 | 30 | 20 | 2,216 |
| PTO | 207 | 5 | 10 | 1,108 |
| TOTALS | 2,854 | | 2,431 | 269,410 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,431 | 104.8600 | 124.52 | 302,708 | 2000 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2001 Heated Area: 2181 HX Base Yr 2001




24033 FLORA PARKE BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/22/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,410 |
| TOTAL MARKET OB/XF VALUE | | 6,449 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 340,859 |
| SOH/AGL Deduction | | 157,683 |
| ASSESSED VALUE | | 183,176 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 133,176 |
| TOTAL JUST VALUE | | 340,859 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 275,940 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 007305 | NEW CONSTR | 100,150 | 07/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1181/0797 | 10/17/2003 | QC | U | I | 06 | 100 |
| GRANTOR: LEE LEONARD O | | | | | | |
| GRANTEE: LEE SHARI | | | | | | |
| 0964/0754 | 12/29/2000 | WD | Q | I | | 149,400 |
| GRANTOR: SEDA CONSTRUCTION CO | | | | | | |
| GRANTEE: LEE LEONARD O & SHA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W15 PTO=[YR=2000] N5 W23 S9 E23 N4 $ S4 W23 N4 W13 S45 E11 FOP=[YR=2000] S6 E8 N9 W6 S3 W2 $ E2 N3 E6 S6 E12 FGR=[YR=2000] S15 E20 N20 W20 S5 $ N5 E20 N43 $ .

## 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 | 2000 | 2000 | 3 | 85 | 2,975 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 835.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 80 | 3,474 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,449

| 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 | 000134 | C | SFR POND | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS