LOT 55 IN OR 971/1895
FLORA PARKE PB 6/137-139

WALKER VANDYKE A JR & BEATRICE
24061 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0055-0000

BUILDING CHARACTERISTICS

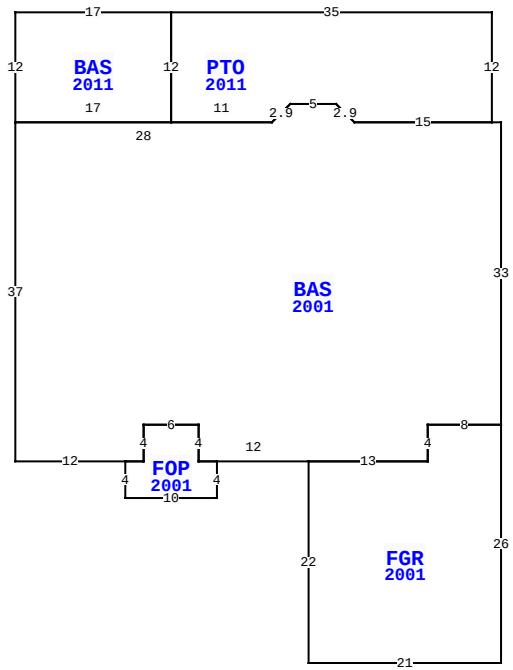
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,919	100	1,919	221,515
BAS	204	100	204	23,548
FGR	494	55	272	31,398
FOP	64	30	19	2,193
PTO	406	5	20	2,309
TOTALS	3,087		2,434	280,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,434	107.4080	127.55	310,457	2001	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2002 Heated Area: 2123 HX Base Yr 2002



24061 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		280,964
TOTAL MARKET OB/XF VALUE		7,910
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,874
SOH/AGL Deduction		164,872
ASSESSED VALUE		189,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,002
TOTAL JUST VALUE		353,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007868	WINDOWS	4,393	10/01/2020
M16339	H/AC	0	07/01/2011
B07619	NEW CONSTR	104,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/1895	2/22/2001	WD	Q	I		154,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: WALKER VANDYKE A JR						
0952/1313	10/05/2000	WD	U	V	19	26,300
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 PTO=[YR=2011] N12 W35 BAS=[YR=2011] W17 S12 E17 N12 $ S12 E11 U2 R2 E5 D2 R2 E15 $ W15 U2 L2 W5 D2 L2 W28 S37 E12 FOP=[YR=2001] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E12 FGR=[YR=2001] S22 E21 N26 W8 S4 W13 $ E13 N4 E8 N33$.

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	0812	CONCRETE C	0	100	0	0	1,494.00	SF	4.00	4.00	100	2001	2001	3	82	4,900	

LAND DESCRIPTION

TOTAL OB/XF 7,910

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 10/03/2018 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS