



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	13	LVT/LAMMT 100
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	

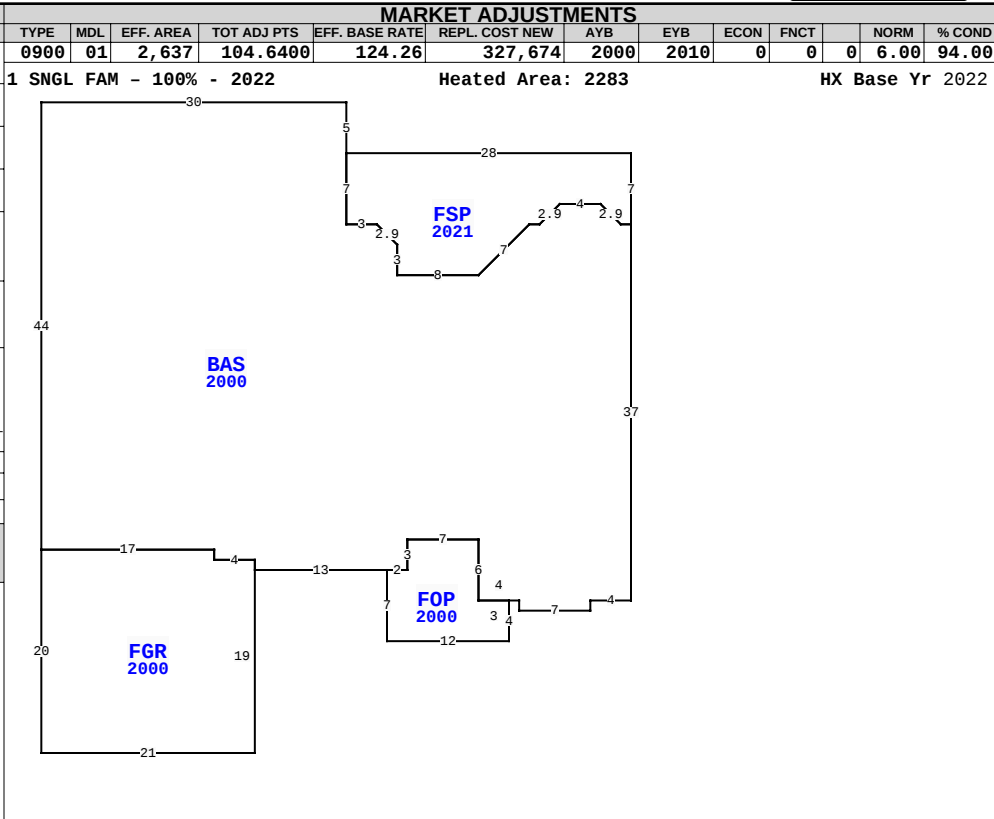
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	266,665
FGR	416	55	229	26,749
FOP	96	30	29	3,388
FSP	239	40	96	11,213

TOTALS	3,034		2,637	308,014
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	964.00	SF	6.50	
4	0861	POOL GUNIT	0 100	25	10	250.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	810.00	SF	7.25	
6	0911	SCRN RM A	0 100	30	23	690.00	SF	17.50	

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

REVIEW DATE	01/10/2022	BY	KW
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24073 FLORA PARKE BLVD, FERNANDINA BEACH
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24073 FLORA PARKE BLVD, FERNANDINA BEACH										
		X DATE		INC DATE				LAND DATE		
								AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
102.00	SF	6.50	6.50	100	2000	2000	3	80	530	
964.00	SF	6.50	6.50	100	2000	2000	3	80	5,013	
250.00	SF	85.00	85.00	100	2000	2000	3	27	5,738	
810.00	SF	7.25	7.25	100	2000	2000	3	80	4,698	
690.00	SF	17.50	17.50	100	2000	2000	3	20	2,415	

TOTAL OB/XF										21,369		
R	LOC			TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	LA
D	ZONE	FRONT	DEPTH	LND	TYPE	T	TH FACT	COND	ADJ	PRICE	UNIT PRICE	VAL
		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,014	
TOTAL MARKET OB/XF VALUE		21,369	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		394,383	
SOH/AGL Deduction		74,383	
ASSESSED VALUE		320,000	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		270,000	
TOTAL JUST VALUE		394,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1911833	H/AC	4,872	01/13/2019
R1704287	REPAIR/RRF	14,250	05/15/2017
007004	XFOB	5,000	03/01/2000
006864	SWIM POOL	11,020	02/01/2000
996380	NEW CONSTR	139,000	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2502/0041	9/28/2021	WD Q	Q	I	01
GRANTOR: WE FLIP FLA LLC					
GRANTEE: GUARDIOLA RUBEN & C					
2473/1305	6/22/2021	WD U	U	I	37
GRANTOR: RYNEARSON NED M					
GRANTEE: WE FLIP FLA LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W28 BAS=[YR=2000] N5 W30 S44 FGR=[YR=2000] S20 E21 N19 W4 N1 W17 \$ E17 S1 E4 S1 E13 FOP=[YR=2000] S7 E12 N4 W3 N6 W7 S3 W2 \$ E2 N3 E7 S6 E4 S1 E7 N1 E4 N37 W1 U2 L2 W4 D2 L2 W1 L5 D5 W8 N3 L2 U2 W3 N7 \$ S7 E3 D2 R2 S3 E8 U5 R5 E1 U2 R2 E4 D2 R2 E1 N7\$.									