

LOT 58
IN OR 2519/1683
FLORA PARKE PB 6/137-139

TAYLOR ROBERT C/WARD SARAH G
24105 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0058-0000



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	11	CLAY TILE 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	

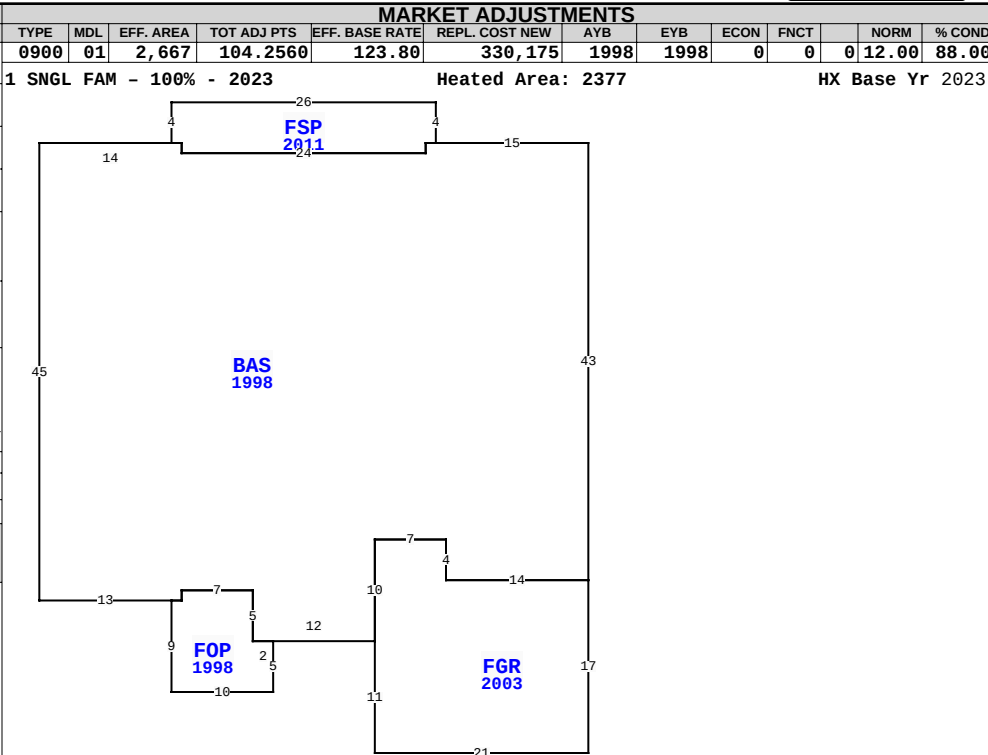
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,377	100	2,377	258,960
FGR	385	55	212	23,096
FOP	89	30	27	2,942
FSP	128	40	51	5,556

TOTALS	2,979		2,667	290,554
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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	30	3	90.00	SF	6.50	6.50	
3	0811	CONCRETE B	0 100	44	16	704.00	SF	5.20	5.20	
4	0855	CONC PAVER	0 100	0	0	650.00	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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT

REVIEW DATE 01/06/2023 BY DJA



24105 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF										
12,674										

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12,674										

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					290,554				
TOTAL MARKET OB/XF VALUE					12,674				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					368,228				
SOH/AGL Deduction					0				
ASSESSED VALUE					368,228				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					318,228				
TOTAL JUST VALUE					368,228				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					288,607				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705615	WINDOWS	11,200	09/01/2017
98-5223	NEW CONSTR	163,100	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1683	12/08/2021	WD	Q	I	01	375,000
GRANTOR: HADDEMAN LUZIVETTE						
GRANTEE: TAYLOR ROBERT C & S						
2048/0145	5/20/2016	WD	Q	I	01	220,000
GRANTOR: SASSE PATRICIA M						
GRANTEE: HADDEMAN MICHAEL J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W15 FSP=[YR=2011] N4 W26 S4 E1 S1 E24 N1 E1\$ W1 S1 W24 N1 W14 S45 E13 FOP=[YR=1998] S9 E10 N5 W2 N5 W7 S1 W1\$ E1 N1 E7 S5 E12 FGR=[YR=2003] S11 E21 N17 W14 N4 W7 S10\$ N10 E7 S4 E14 N43\$.									

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