

LOT 65
IN OR 1449/314
FLORA PARKE PB 6/137-139

BENNETT LARRY E & JENNIFER K
23954 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0065-0000



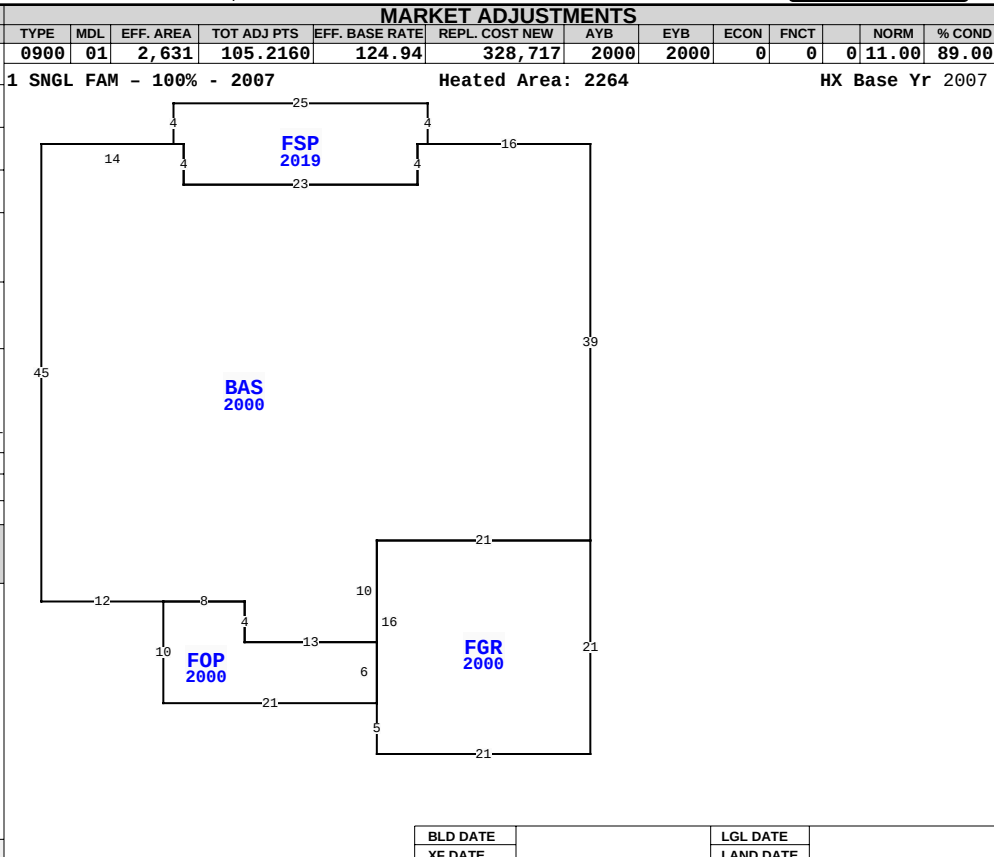
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,264	100	2,264	251,749
FGR	441	55	243	27,020
FOP	158	30	47	5,226
FSP	192	40	77	8,562
TOTALS	3,055		2,631	292,558

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	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	478.00	SF	7.25	7.25	
5	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



TOTAL OB/XF											
32,769											

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32,769											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
292,558											
TOTAL MARKET OB/XF VALUE											
32,769											
TOTAL LAND VALUE - MARKET											
65,000											
TOTAL MARKET VALUE											
390,327											
SOH/AGL Deduction											
176,870											
ASSESSED VALUE											
213,457											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
163,457											
TOTAL JUST VALUE											
390,327											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
309,851											

BUILDING DIMENSIONS														
BAS=[YR=2000] W16 FSP=[YR=2019] N4 W25 S4 E1 S4 E23 N4 E1 \$														
W1 S4 W23 N4 W14 S45 E12 F0P=[YR=2000] S10 E21 FGR=[YR=2000]														
S5 E21 N21 W21 S16 \$ N6 W13 N4 W8 \$ E8 S4 E13 N10 E21 N39 \$.														

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2000] W16 FSP=[YR=2019] N4 W25 S4 E1 S4 E23 N4 E1 \$ W1 S4 W23 N4 W14 S45 E12 FOP=[YR=2000] S10 E21 FGR=[YR=2000] S5 E21 N21 W21 S16 \$ N6 W13 N4 W8 \$ E8 S4 E13 N10 E21 N39 \$.											