LOT 96
IN OR 1763/769
FLORA PARKE 2A PB 6/239

WRIGHT PAUL C & TERRI A LIVING TRUST/WRIGHT PAUL C
23793 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0096-0000

BUILDING CHARACTERISTICS

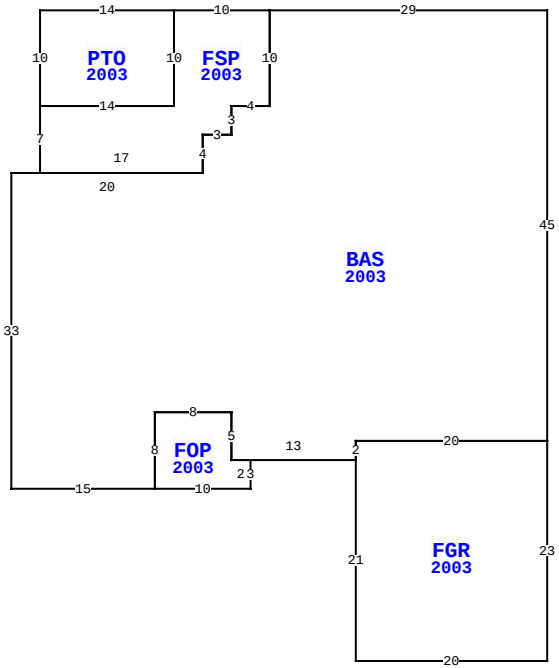
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,178	100	2,178	258,863
FGR	460	55	253	30,070
FOP	70	30	21	2,496
FSP	228	40	91	10,816
PTO	140	5	7	832
TOTALS	3,076		2,550	303,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,550	110.5920	131.33	334,892	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2004 Heated Area: 2178 HX Base Yr 2004



23793 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,077
TOTAL MARKET OB/XF VALUE		8,372
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,449
SOH/AGL Deduction		183,934
ASSESSED VALUE		192,515
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,515
TOTAL JUST VALUE		376,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429560	REMODEL	22,000	11/01/2014
B25880	REMODEL	8,500	04/01/2012
B0310819	NEW CONSTR	161,006	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/0769	6/22/2011	WD	U	I	30	100
GRANTOR: WRIGHT PAUL C & TERRI						
GRANTEE: WRIGHT PAUL C & TER						
1154/1807	7/18/2003	WD	Q	I		189,100
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: WRIGHT PAUL C & TER						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,952.00	SF	4.00	4.00	100	2003	2003	3	84	6,559	
2	0911	SCRN RM A	0	100	0	0	140.00	SF	17.50	17.50	100	2015	2015	3	74	1,813	

BUILDING DIMENSIONS

BAS=[YR=2003] W29 FSP=[YR=2003] W10 PTO=[YR=2003] W14 S10 E14 N10$ S10 W14 S7 E17 N4 E3 N3 E4 N10$ S10 W4 S3 W3 S4 W20 S33 E15 FOP=[YR=2003] E10 N3 W2 N5 W8 S8$ N8 E8 S5 E13 FGR=[YR=2003] S21 E20 N23 W20 S2 $ N2 E20 N45$.

LAND DESCRIPTION

TOTAL OB/XF 8,372

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS