LOT 117
FLORA PARKE 2A PB 6/239

PURDY DENNIS & JANELLE
23833 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0117-0000

BUILDING CHARACTERISTICS

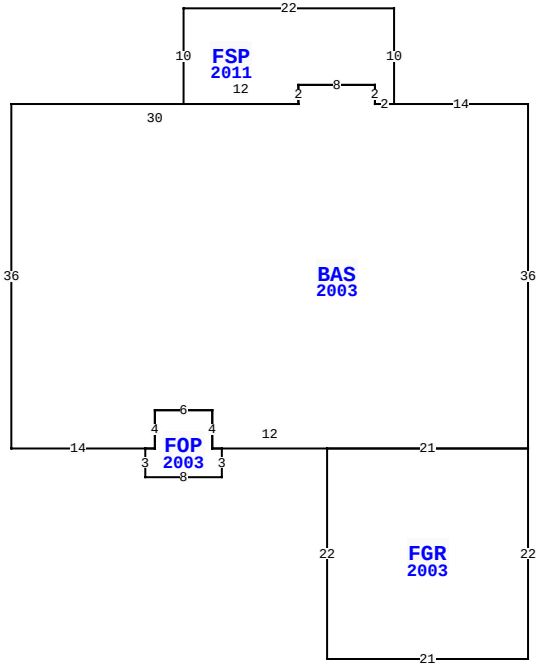
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,936	100	1,936	236,479
FGR	462	55	254	31,025
FOP	48	30	14	1,710
FSP	204	40	82	10,017
TOTALS	2,650		2,286	279,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,286	114.2680	135.69	310,187	2003	2003	0	0	0	9.98	90.02

1 SNGL FAM – 100% - 2021 Heated Area: 1936 HX Base Yr 2021



23833 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,230
TOTAL MARKET OB/XF VALUE		9,515
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,745
SOH/AGL Deduction		105,497
ASSESSED VALUE		248,248
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,248
TOTAL JUST VALUE		353,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708259	REPAIR/RRF	11,750	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0042	8/21/2020	WD	Q	I	01	279,000
GRANTOR: PHILIPS JOE P & JEAN						
GRANTEE: PURDY DENNIS & JANE						
2067/1684	8/25/2016	WD	Q	I	01	244,000
GRANTOR: RODRIGUEZ JORGE G						
GRANTEE: PHILIPS JOE P & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2011] N10 W22 S10 E12 N2 E8 S2 E2$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N22 W21$ E21 N36$.

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	100	2003	2003	3	84	4,341	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2004	2004	3	40	1,920	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 9,515

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 07/12/2022 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS