

LOT 118
IN OR 1067/1496
FLORA PARKE 2A PB 6/239

JACOBS JAMES R & DIANNE
23845 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0118-0000



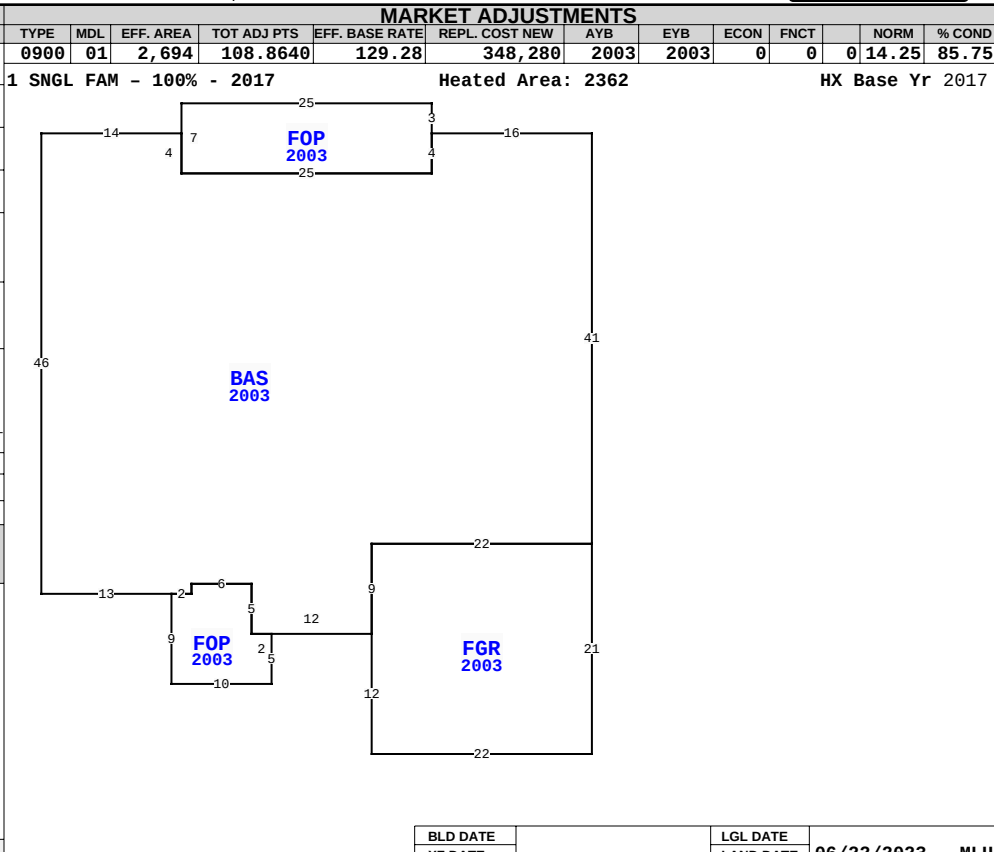
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,362	100	2,362	261,845
FGR	462	55	254	28,158
FOP	88	30	26	2,882
FOP	175	30	52	5,765
TOTALS	3,087		2,694	298,650

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0811	CONCRETE B	0 100	0	0	864.00	SF	5.20	5.20	100	2003	2003	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



23845 FLORA PARKE BLVD, FERNANDINA BEACH													
TOTAL OB/XF 6,854													

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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,650	
TOTAL MARKET OB/XF VALUE		6,854	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		370,504	
SOH/AGL Deduction		141,193	
ASSESSED VALUE		229,311	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		179,311	
TOTAL JUST VALUE		370,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105644	(16) WINDOWS	21,700	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1067/1496	7/11/2002	WD	Q	I		180,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: JACOBS JAMES R & DI						
1013/1830	10/17/2001	WD	U	V	19	62,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] W16 FOP=[YR=2003] N3 W25 S7 E25 N4\$ S4 W25 N4 W14 S46 E13 FOP=[YR=2003] S9 E10 N5 W2 N5 W6 S1 W2\$ E2 N1 E6 S5 E12 FGR=[YR=2003] S12 E22 N21 W22 S9\$ N9 E22 N41 \$.													