LOT 119
FLORA PARKE 2A PB 6/239

GUNES NAIF
23857 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-0550-0119-0000**

## BUILDING CHARACTERISTICS

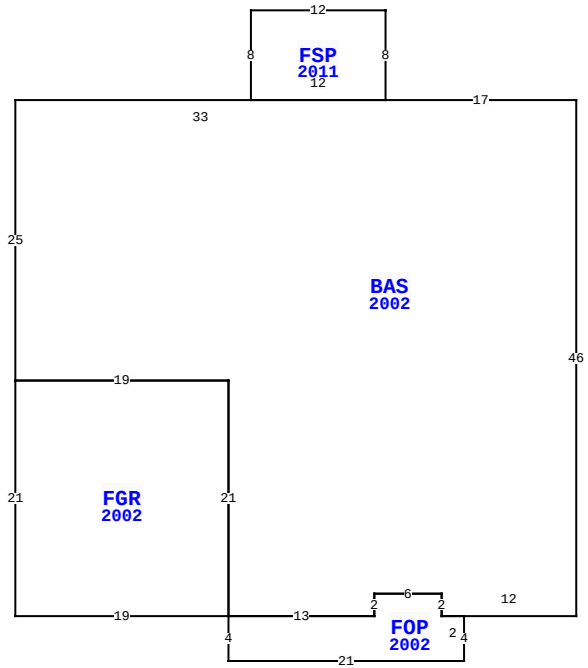
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,889 | 100 | 1,889 | 203,579 |
| FGR | 399 | 55 | 219 | 23,602 |
| FOP | 96 | 30 | 29 | 3,126 |
| FSP | 96 | 40 | 38 | 4,095 |
| TOTALS | 2,480 | | 2,175 | 234,401 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,175 | 105.8400 | 125.68 | 273,354 | 2002 | 2003 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 0% - 0 Heated Area: 1889 HX Base Yr




23857 FLORA PARKE BLVD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 234,401 |
| TOTAL MARKET OB/XF VALUE | 10,065 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 309,466 |
| SOH/AGL Deduction | 32,628 |
| ASSESSED VALUE | 276,838 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 276,838 |
| TOTAL JUST VALUE | 309,466 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 251,671 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M2005226 | H/AC | 0 | 07/01/2020 |
| B0209333 | NEW CONSTR | 140,840 | 02/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2467/0439 | 5/28/2021 | WD | Q | I | 01 | 325,000 |
| GRANTOR: PARKMAN JAMES C & NAN | | | | | | |
| GRANTEE: GUNES SARA E & NAIF | | | | | | |
| 1071/0611 | 7/26/2002 | WD | Q | I | | 150,800 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: PARKMAN JAMES C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W17 FSP=[YR=2011] N8 W12 S8 E12 $ W33 S25
FGR=[YR=2002] S21 E19 N21 W19 $ E19 S21 FOP=[YR=2002] S4
E21 N4 W2 N2 W6 S2 W13 $ E13 N2 E6 S2 E12 N46 $ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 848.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 3,660 | |
| 3 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 840.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 40 | 3,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,065

| 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 | 0 | | 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