

LOT 125
IN OR 1208/1054
FLORA PARKE 2A PB 6/239

WHITLEY JERRY A
23820 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0125-0000



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	08	SHT VINYL 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

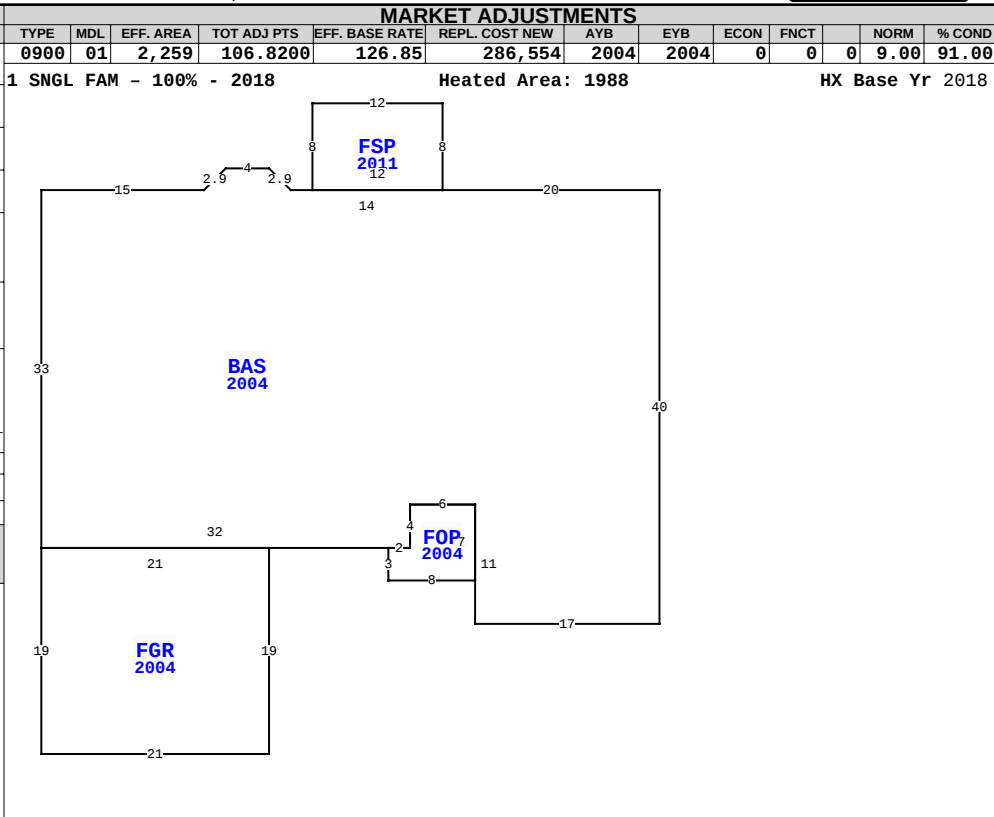
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	229,482
FGR	399	55	219	25,280
FOP	48	30	14	1,616
FSP	96	40	38	4,386

TOTALS	2,531		2,259	260,764
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	762.00	SF	5.20	5.20	100	2004
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004

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



23820 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
6,523											

TOTAL OB/XF											
6,523											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,764	
TOTAL MARKET OB/XF VALUE		6,523	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		332,287	
SOH/AGL Deduction		115,468	
ASSESSED VALUE		216,819	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		166,819	
TOTAL JUST VALUE		332,287	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1208/1054	2/17/2004	WD	Q	I		175,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: WHITLEY JERRY A							
1163/1102	8/19/2003	WD	U	V	19	29,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W20 FSP=[YR=2011] N8 W12 S8 E12 \$ W14 U2 L2 W4 D2 L2 W15 S33 FGR=[YR=2004] S19 E21 N19 W21 \$ E32 FOP=[YR=2004] S3 E8 N7 W6 S4 W2 \$ E2 N4 E6 S11 E17 N40 \$.											