LOT 130
FLORA PARKE 2B PB 6/255

ENGLAND SANDRA LYNN
23626 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0130-0000

BUILDING CHARACTERISTICS

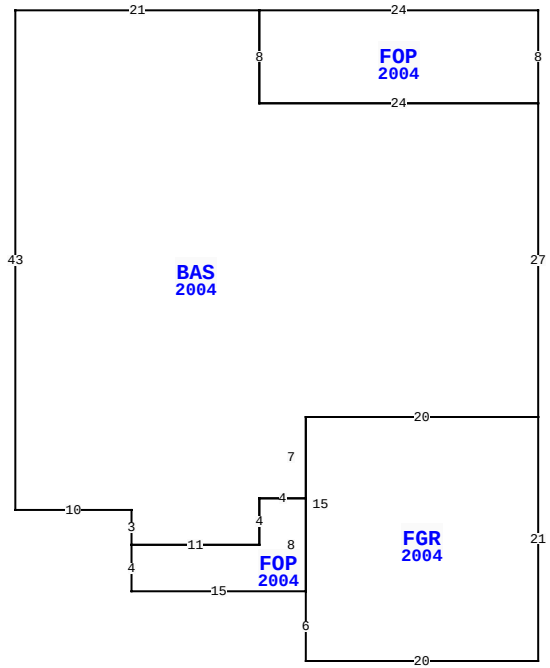
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,612	100	1,612	189,844
FGR	420	55	231	27,204
FOP	76	30	23	2,708
FOP	192	30	58	6,831
TOTALS	2,300		1,924	226,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,924	107.8000	128.01	246,291	2004	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 1612 HX Base Yr 2022



23626 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,588
TOTAL MARKET OB/XF VALUE		11,658
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,246
SOH/AGL Deduction		67,581
ASSESSED VALUE		235,665
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		180,665
TOTAL JUST VALUE		303,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111686	(2) WINDOWS	4,824	09/02/2021
R2005082	REPAIR/RRF	0	07/01/2020
B0412688	NEW CONSTR	122,423	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1827	5/24/2023	WD	Q	I	01	389,000
GRANTOR: VINCENT CHELSEY K & J						
GRANTEE: ENGLAND SANDRA LYNN						
2458/0107	4/30/2021	WD	Q	I	01	285,000
GRANTOR: DEACON VICTOR JOSEPH						
GRANTEE: VINCENT CHELSEY K &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W24 BAS=[YR=2004] W21 S43 E10 S3 FOP=[YR=2004] S4 E15 FGR=[YR=2004] S6 E20 N21 W20 S15$ N8 W4 S4 W11$ E11 N4 E4 N7 E20 N27 W24 N8$ S8 E24 N8$.

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	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	827.00	SF	5.20	5.20	100	2004	2004	3	86	3,698	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	95	4,560	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 11,658

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS