

LOT 175
IN OR 2206/1333
FLORA PARKE 2B PB 6/255

HAGEDORN WILLIAM H
23627 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0175-0000



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 Floor	14	CARPET 70
Interior Floor	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	

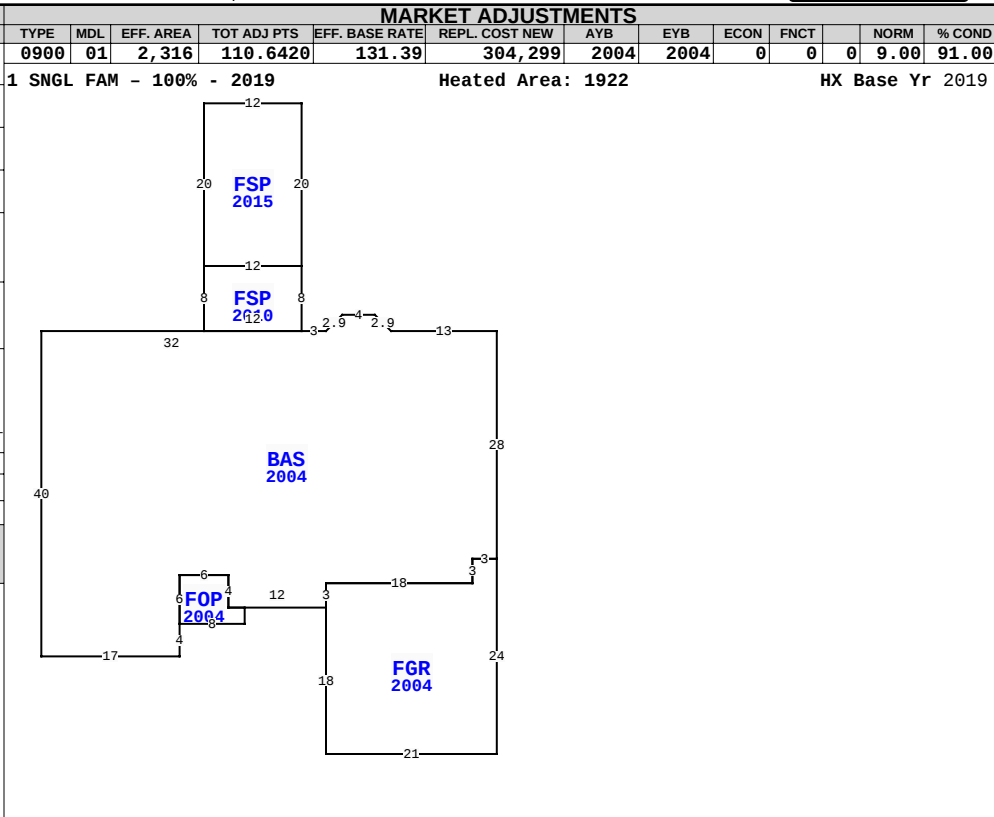
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	1,922	229,804
FGR	450	55	248	29,652
FOP	40	30	12	1,435
FSP	96	40	38	4,544
FSP	240	40	96	11,478

TOTALS	2,748		2,316	276,912
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0 100	0	0	889.00	SF	5.20	5.20	100	2004
3	0476	VF 6 SBPL	0 100	0	0	108.00	LF	32.00	32.00	100	2006
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2006
5	0845	KOOL DECK	0 100	0	0	415.00	SF	7.25	7.25	100	2010

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			0.00	0.00	1.00	LT	1.00

REVIEW DATE 11/30/2022 BY DJA



23627 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	EXP DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
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Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						276,912					
TOTAL MARKET OB/XF VALUE						12,779					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						354,691					
SOH/AGL Deduction						122,696					
ASSESSED VALUE						231,995					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						176,995					
TOTAL JUST VALUE						354,691					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						282,319					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106735	DOOR (1)	4,899	05/25/2021
B24585	ADDITION	4,687	04/01/2011
B24134	XFOB	1,500	11/01/2010
B24077	ADDITION	267	10/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/1333	6/14/2018	WD	Q	I	02	250,000
GRANTOR:DILLARD CHASE H & AND						
GRANTEE:HAGEDORN WILLIAM H						
1988/0285	6/24/2015	WD	Q	I	01	238,000
GRANTOR:POSTON DAVID L & CHAR						
GRANTEE:DILLARD CHASE HAGAN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W13 U2 L2 W4 L2 D2 W3 FSP=[YR=2010] N8 FSP=[YR=2015] N20 W12 S20 E12\$ W12 S8 E12\$ W32 S40 E17 N4 FOP=[YR=2004] E8 N2 W2 N4 W6 S6\$ N6 E6 S4 E12 FGR=[YR=2004] S18 E21 N24 W3 S3 W18 S3\$ N3 E18 N3 E3 N28\$.											

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