

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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 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

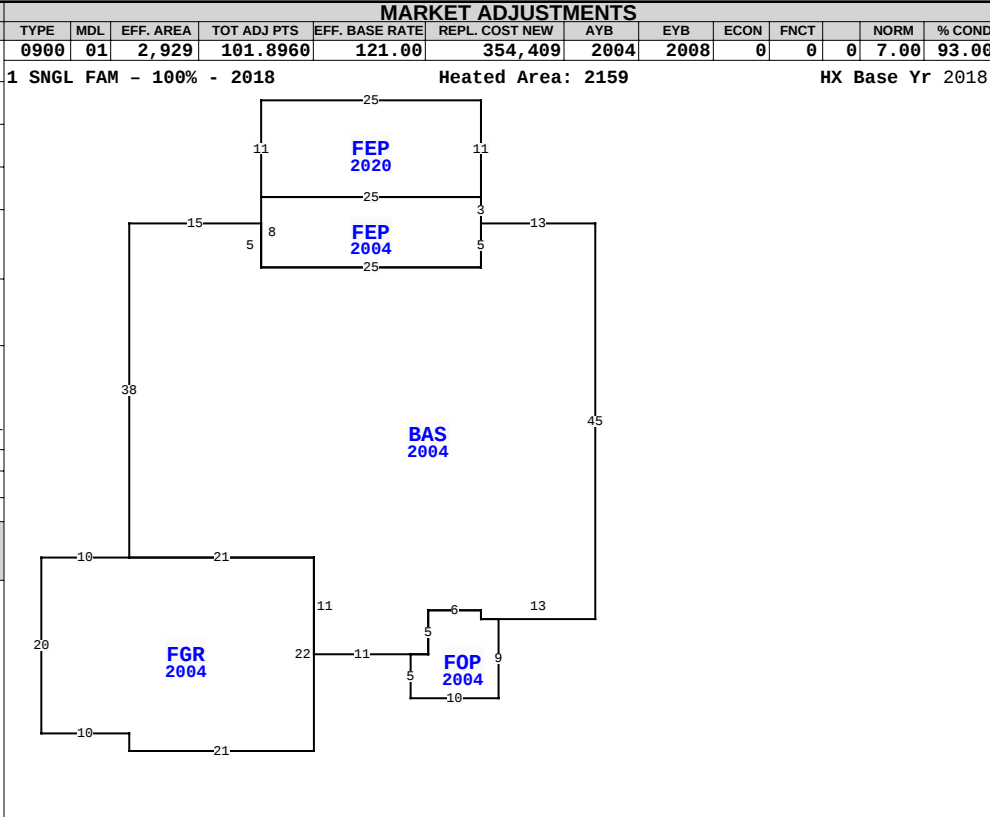
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2,159	242,952
FEP	200	80	160	18,005
FEP	275	80	220	24,757
FGR	662	55	364	40,961
FOP	88	30	26	2,926

TOTALS	3,384	2,929	329,600
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	1,100.00	SF	4.00	4.00	
2	0471	VINYL FNC	0	100	0	220.00	LF	32.00	32.00	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	

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



23543 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	1,100.00	SF	4.00	4.00	
2	0471	VINYL FNC	0	100	0	220.00	LF	32.00	32.00	
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TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
VALUATION BY	STANDARD									
Tax Group: 4	Tax Dist:									
BUILDING MARKET VALUE	329,600									
TOTAL MARKET OB/XF VALUE	11,545									
TOTAL LAND VALUE - MARKET	65,000									
TOTAL MARKET VALUE	406,145									
SOH/AGL Deduction	135,131									
ASSESSED VALUE	271,014									
TOTAL EXEMPTION VALUE	50,000									
BASE TAXABLE VALUE	221,014									
TOTAL JUST VALUE	406,145									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	322,481									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2011621	REPAIR/RRF	15,000	11/24/2020
B1908507	SCRN ROOM	33,960	10/01/2019
B1907894	(9) WNDWS	3,625	09/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1824	2/23/2023	QC	U	I	11	100
GRANTOR: BERNER GEORGE E						
GRANTEE: BERNER GEORGE E & E						
2119/0268	5/05/2017	WD	Q	I	01	279,000
GRANTOR: KARAPIN GISELA M						
GRANTEE: BERNER GEORGE E						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2004] W13 FEP=[YR=2004] N3 FEP=[YR=2020] N11 W25 S11 E25 \$ W25 S8 E25 N5 \$ S5 W25 N5 W15 S38 FGR=[YR=2004] W10 S20 E10 S2 E21 N22 W21 \$ E21 S11 E11 FOP=[YR=2004] S5 E10 N9 W2 N1 W6 S5 W2 \$ E2 N5 E6 S1 E13 N45 \$.										