



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

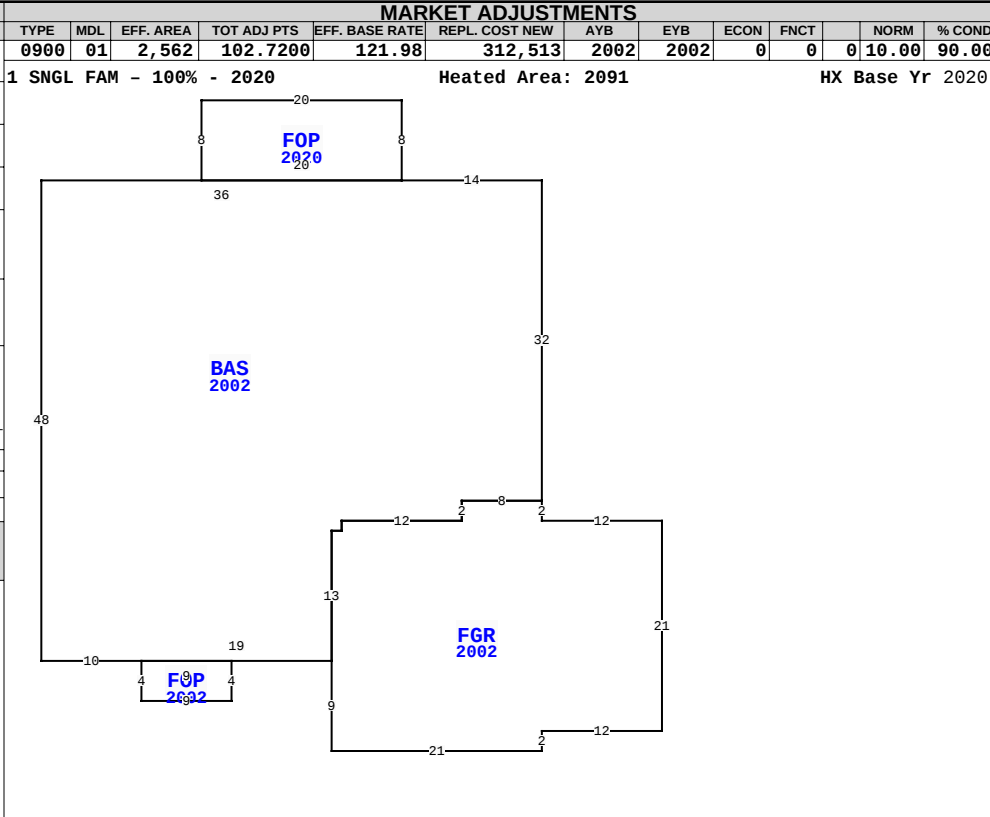
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	229,554
FGR	750	55	412	45,230
FOP	36	30	11	1,208
FOP	160	30	48	5,270

TOTALS	3,037	2,562	281,262
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L N	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	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0 100	0	0	1,203.00	SF	4.00	4.00	100	2002	2002	3	83	3,994	
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2003	2003	3	64	2,458	
4	0911	SCRN RM A	0 100	0	0	956.00	SF	17.50	17.50	100	2020	2020	3	93	15,559	
5	0861	POOL GUNIT	0 100	0	0	474.00	SF	85.00	85.00	100	2020	2020	3	95	38,276	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
7	0855	CONC PAVER	0 100	0	0	482.00	SF	10.00	10.00	100	2020	2020	3	99	4,772	

LAND DESCRIPTION			TOTAL OB/XF 69,964													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00



23501 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			281,262
TOTAL MARKET OB/XF VALUE			69,964
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			416,226
SOH/AGL Deduction			132,487
ASSESSED VALUE			283,739
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			233,739
TOTAL JUST VALUE			416,226
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009048	SCRN ENCLSR	11,075	11/01/2020
B2005373	SWIM POOL	72,000	08/01/2020
B1705617	WINDOWS	9,695	09/01/2017
B0209778	NEW CONSTR	155,441	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/0809	4/19/2019	WD Q	I	I	01
GRANTOR: DAVIS THERESA A & MIC					
GRANTEE: DODSON TIMOTHY E &					
1094/1294	11/15/2002	WD Q	I	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DAVIS THERESA A & M					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W14 FOP=[YR=2020] N8 W20 S8 E20\$ W36 S48 E10	
FOP=[YR=2002] S4 E9 N4 W9\$ E19 FGR=[YR=2002] S9 E21 N2 E12	
N21 W12 N2 W8 S2 W12 S1 W1 S13\$ N13 E1 N1 E12 N2 E8 N32\$.	