LOT 182
FLORA PARKE 2B PB 6/255

BOWEN GLENN D & PAULA T
23461 FLORA PARKE BOULEVARD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0182-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

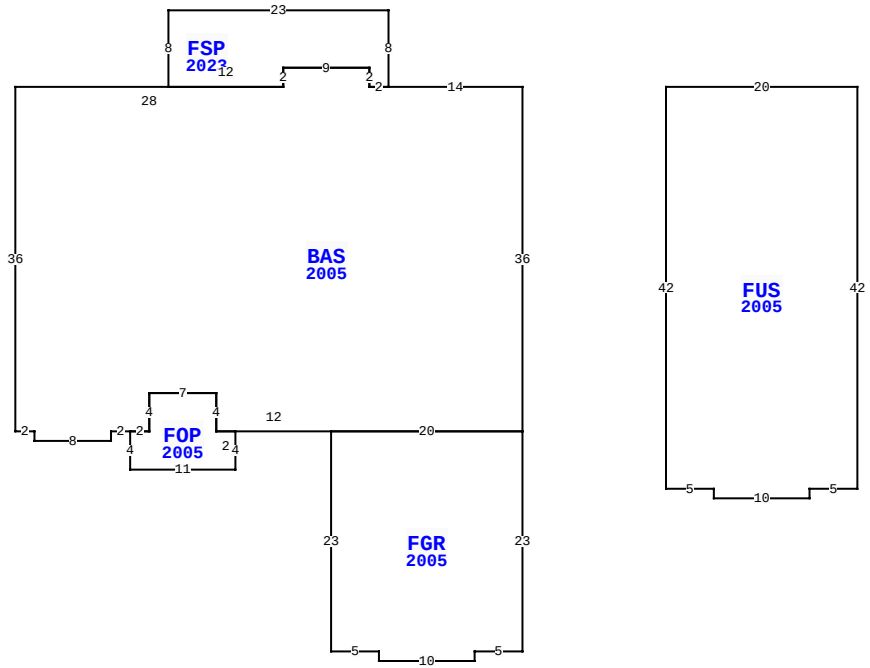
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,906	100	1,906	205,773
FGR	470	55	258	27,854
FOP	72	30	22	2,375
FSP	166	40	66	7,125
FUS	850	100	850	91,767
TOTALS	3,464		3,102	334,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,102	99.3600	117.99	366,005	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 2756 HX Base Yr 2022



23461 FLORA PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,895
TOTAL MARKET OB/XF VALUE		10,489
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		410,384
SOH/AGL Deduction		72,634
ASSESSED VALUE		337,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,750
TOTAL JUST VALUE		410,384
NCON VALUE		4,515
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016595	ROOF	15,000	12/01/2021
B22591	REMODEL	4,000	06/01/2009
B13503	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0707	12/14/2021	WD	Q	I	02	432,500
GRANTOR: GRICE JACOB T & LAICI						
GRANTEE: BOWEN GLENN D & PAU						
2109/1585	3/20/2017	SW	U	I	30	200,000
GRANTOR: WRIGHT WILLIAM G & RE						
GRANTEE: GRICE JACOB T & LAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FSP=[YR=2023] N8 W23 S8 E12 N2 E9 S2 E2$ W2 N2 W9 S2 W28 S36 E2 S1 E8 N1 E2 FOP=[YR=2005] S4 E11 N4 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E12 FGR=[YR=2005] S23 E5 S1 E10 N1 E5 N23 W20$ E20 N36$ PTR=E15 FUS=[YR=2005] E20 S42 W5 S1 W10 N1 W5 N42$ W15$.

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,195.00	SF	4.00	4.00	100	2005	2005	3	87	4,159	
3	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	100	2005	2005	3	69	3,180	

LAND DESCRIPTION

TOTAL OB/XF 10,489

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 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS