

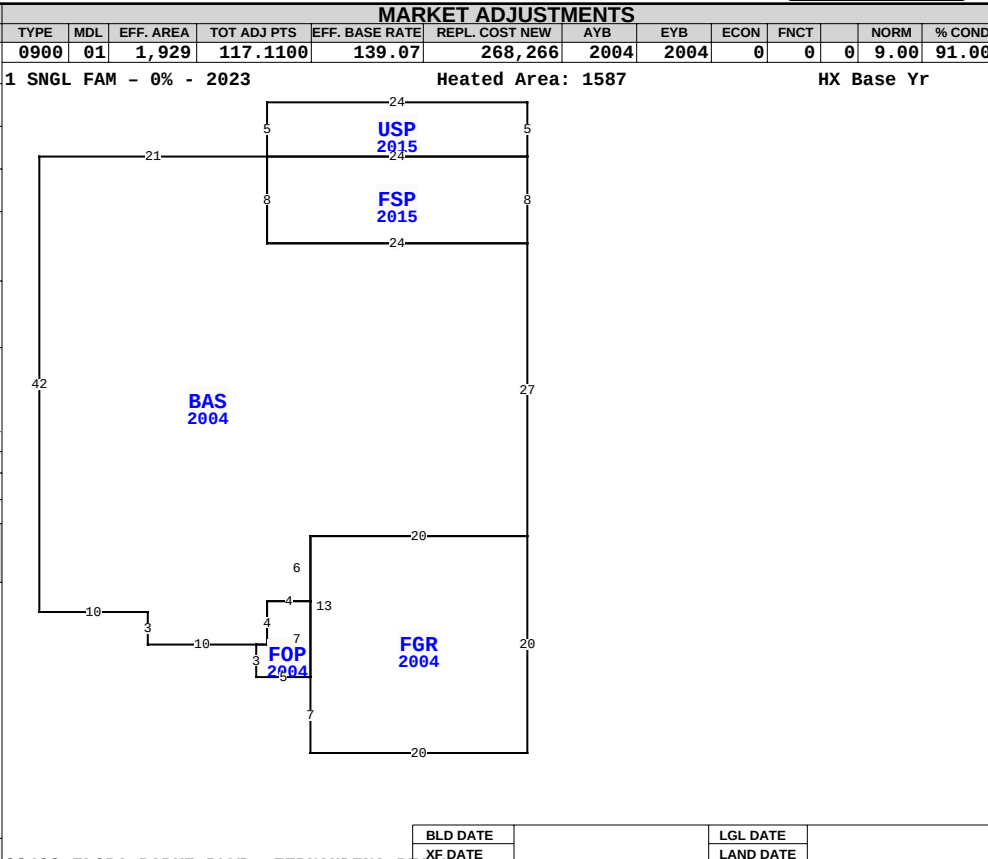


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	1,587	100	1,587	200,841
FGR	400	55	220	27,841
FOP	31	30	9	1,139
FSP	192	40	77	9,744
USP	120	30	36	4,556
TOTALS	2,330		1,929	244,122

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	0	0	0	823.00	SF	5.20	5.20	100	2004	2004	3	86	3,680	
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2005	2005	3	69	2,650	
4	0855	CONC PAVER	0	0	0	0	315.00	SF	10.00	10.00	100	2012	2012	3	94	2,961	
5	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	2011	2011	3	68	25,894	
6	0855	CONC PAVER	0	0	0	0	820.00	SF	10.00	10.00	100	2011	2011	3	93	7,626	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	74	2,590	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	
REVIEW DATE		11/18/2019		BY	KWA



23433 FLORA PARKE BLVD, FERNANDINA BEACH										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		244,122			
TOTAL MARKET OB/XF VALUE		49,616			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		358,738			
SOH/AGL Deduction		0			
ASSESSED VALUE		358,738			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		358,738			
TOTAL JUST VALUE		358,738			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		283,864			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023651	SWIM POOL	28,800	06/04/2010
B21927	REMODEL	1,400	09/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1319	6/01/2022	PR U	I	19		100
GRANTOR: HELMAN DAVID AS PR OF						
GRANTEE: HELMAN DAVID						
2405/1579	11/21/2020	FJ U	I	11		100
GRANTOR: HELMAN DANA L EST						
GRANTEE: HELMAN MARCIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2015] W24 S5 BAS=[YR=2004] W21 S42 E10 S3 E10 FOP=[YR=2004] S3 E5 FGR=[YR=2004] S7 E20 N20 W20 S13 \$ N7 W4 S4 W1 \$ E1 N4 E4 N6 E20 N27 W24 N8 \$ FSP=[YR=2015] S8 E24 N8 W24 \$ E24 N5 \$.									