

LOT 47
IN OR 1906/1021
FLORA PARKE #3 PB 6/402

FLORIT GABRIEL P
32229 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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	3	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
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NEIGHBORHOOD/LOC	4041.00
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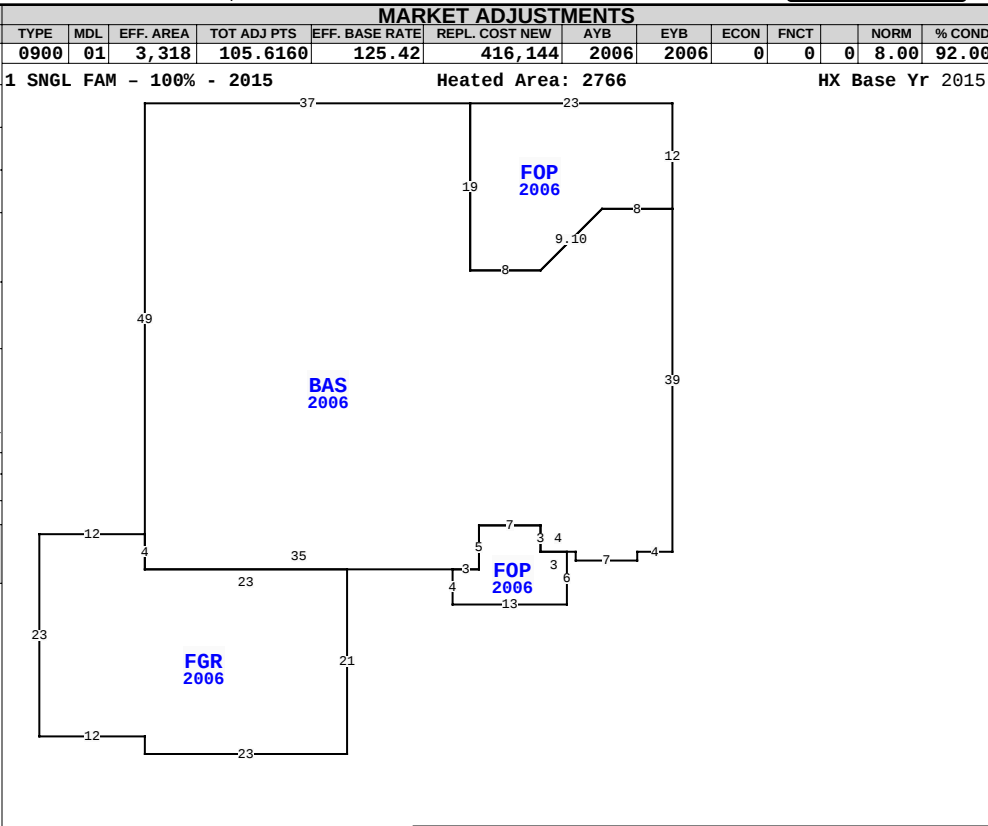
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,766	100	2,766	319,159
FGR	759	55	417	48,116
FOP	93	30	28	3,231
FOP	357	30	107	12,346

TOTALS	3,975		3,318	382,852
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
3	0810	CONCRETE A	0	100	43	3	129.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	1,140.00	SF	6.50	6.50	
5	0911	SCRN RM A	0	100	30	48	1,440.00	SF	17.50	17.50	
6	0861	POOL GUNIT	0	100	15	22	330.00	SF	85.00	85.00	
7	0845	KOOL DECK	0	100	0	0	1,110.00	SF	7.25	7.25	

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

REVIEW DATE	04/23/2018	BY	KWX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
39,957											

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39,957											

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	382,852		
TOTAL MARKET OB/XF VALUE	39,957		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	487,809		
SOH/AGL Deduction	183,918		
ASSESSED VALUE	303,891		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	248,891		
TOTAL JUST VALUE	487,809		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	380,558		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704286	H/AC	0	07/01/2017
B19271	XFOB	10,000	01/01/2007
B19192	SWIM POOL	24,000	12/01/2006
M11362	H/AC	0	04/01/2006
C17219	CO ISSUED	202,216	02/01/2006
E16835	NEW CONSTR	2,000	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1906/1021	3/07/2014	WD Q	I	01	275,600
GRANTOR: OHLENDORF WILLIAM R S					
GRANTEE: FLORIT GABRIEL P					
1435/0616	8/07/2006	WD Q	I		386,900
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: OHLENDORF WILLIAM R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N39 FOP=[YR=2006] N12 W23 S19 E8 U7 R7 E8\$ W8 D7 L7 W8 N19 W37 S49 FGR=[YR=2006] W12 S23 E12 S2 E23 N21 W23 N4\$S4 E35 FOP=[YR=2006] S4 E13 N6 W3N3W7S5W3\$ E3N5E7S3E4S1E7N1E4\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	65,000
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