LOT 61
IN OR 2197/902
FLORA PARKE #5 PB 7/335

ADAMS DWIGHT DAVID L/E &/GIORDANO LAURA S L/E
23239 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0061-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

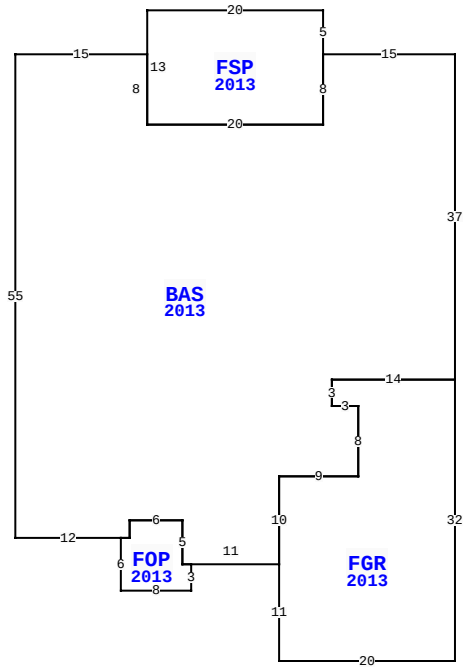
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,341	100	2,341	300,226
FGR	550	55	302	38,731
FOP	57	30	17	2,180
FSP	260	40	104	13,338
TOTALS	3,208		2,764	354,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,764	113.0880	134.29	371,178	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2016 Heated Area: 2341 HX Base Yr 2016



23239 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

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,475
TOTAL MARKET OB/XF VALUE		7,954
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		427,429
SOH/AGL Deduction		155,279
ASSESSED VALUE		272,150
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,150
TOTAL JUST VALUE		427,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326890	CO ISSUED	0	07/19/2013
B1326890	SFR	278,667	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0902	5/17/2018	LE	U	I	11	100
GRANTOR: ADAMS DWIGHT DAVID &						
GRANTEE: YEMMA ANGELIQUE DAN						
1872/1300	7/31/2013	WD	Q	I	01	255,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ADAMS DWIGHT DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] N5 W20 S13 E20 N8 $ S8 W20 N8 W15 S55 E12 FOP=[YR=2013] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2013] S11 E20 N32 W14 S3 E3 S8 W9 S10 $ N10 E9 N8 W3 N3 E14 N37 $.

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	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	2013	2013	3	95	4,594	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 7,954

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS