

UNIT 7
 FLORA PARKE CROSSING
 PROFESSIONAL PLAZA, A LAND

MPG YULEE LLC
 6321 DANIELS PKWY STE 200
 FORT MYERS, FL 33912

2024

25-2N-28-0549-0007-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1	100	005	4900					2022	2022	100	100	0			
Location	EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0										HX Base Yr			
Parking	OPEN	OPEN 100															
Quality		03	Quality Level 03														
DOR CODE		0490	LAND CONDO														
MAP NUM			MKT AREA	04													
NEIGHBORHOOD/LOC		4002.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS		2,750	2,750														

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		840,825
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		840,825
SOH/AGL Deduction		58,862
ASSESSED VALUE		781,963
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		781,963
TOTAL JUST VALUE		840,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009284	NEW CONSTR-MED OF	369,680	07/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1209	4/29/2021	SW	Q	V	01	295,000
GRANTOR: AB FLORA PARKE INC						
GRANTEE: MPG YULEE LLC						

EXTRA FEATURES																
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
22439 FLORA PARKE CROSSING, FERNANDINA BEACH INC DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								