LOT 4
IN OR 1771/388
FLORA PARKE PB 6/137-139

**MESSENGER JOSEPH A & MICHELLE A**
24116 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-0550-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

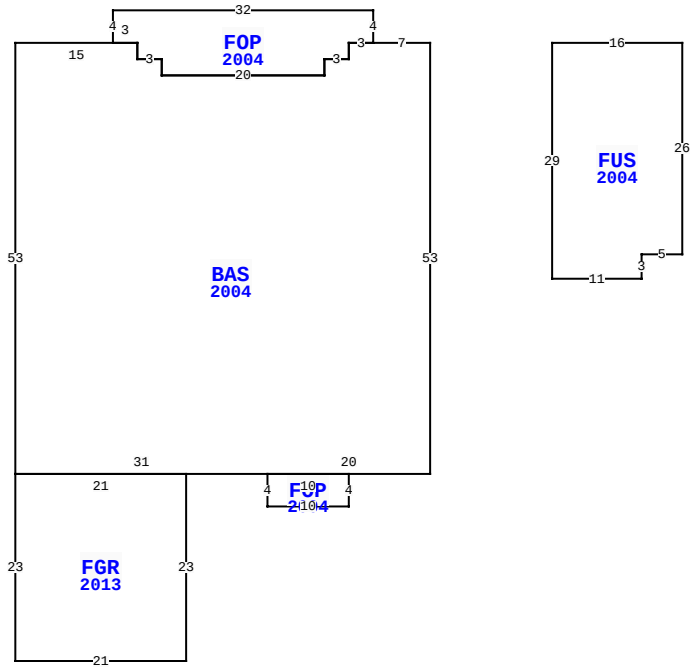
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | 2,611 | 100 | 2,611 | 322,023 |
| FGR | 483 | 55 | 266 | 32,806 |
| FOP | 40 | 30 | 12 | 1,480 |
| FOP | 220 | 30 | 66 | 8,140 |
| FUS | 449 | 100 | 449 | 55,377 |
| TOTALS | 3,803 | | 3,404 | 419,827 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,404 | 109.0200 | 136.28 | 463,897 | 2004 | 2004 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2012 Heated Area: 3060 HX Base Yr 2012




24116 FLORA PARKE BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 419,827 |
| TOTAL MARKET OB/XF VALUE | | 39,753 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 534,580 |
| SOH/AGL Deduction | | 285,978 |
| ASSESSED VALUE | | 248,602 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 198,602 |
| TOTAL JUST VALUE | | 534,580 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 508,749 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412514 | SWIM POOL | 5,500 | 03/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1771/0388 | 12/02/2011 | WD | Q | I | 01 | 314,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: JOSEPH A & MICHELLE | | | | | | |
| 1163/1063 | 8/19/2003 | WD | U | V | 19 | 26,300 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W7 FOP=[YR=2004] N4 W32 S4 E3 S2 E3 S2 E20 N2 E3 N2 E3 $ W3 S2 W3 S2 W20 N2 W3 N2 W15 S53 FGR=[YR=2013] S23 E21 N23 W21 $ E31 FOP=[YR=2004] S4 E10 N4 W10 $ E20 N53 $ PTR= E15 FUS=[YR=2004] E16 S26 W5 S3 W11 N29 $ W15 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 88 | 3,080 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,388.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 84 | 8,024 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 650.00 | SF | 85.00 | 85.00 | 100 | 2004 | 2004 | 3 | 36 | 19,890 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,280.00 | SF | 17.50 | 17.50 | 100 | 2004 | 2004 | 3 | 22 | 4,928 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 629.00 | SF | 7.25 | 7.25 | 100 | 2004 | 2004 | 3 | 84 | 3,831 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,753

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS