LOT 8
IN OR 980/767
FLORA PARKE PB 6/137-139

**BEVILLE BRUCE A & DOROTHY P**
24060 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-0550-0008-0000**

## BUILDING CHARACTERISTICS

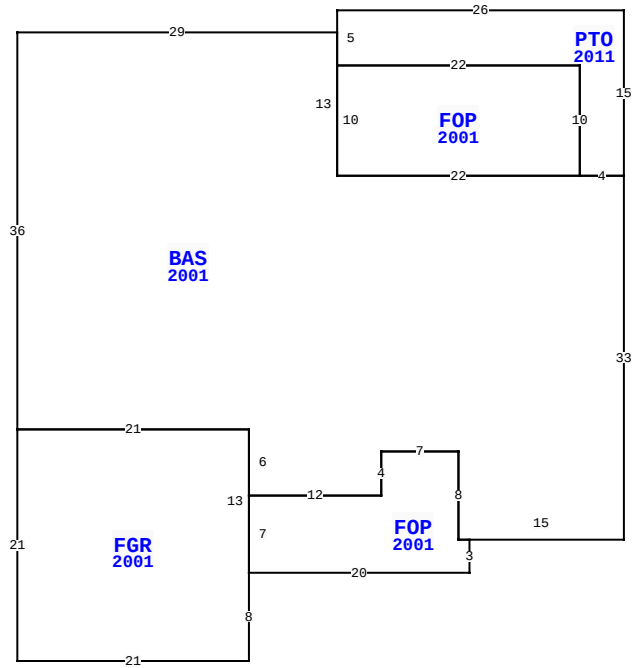
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,878 | 100 | 1,878 | 226,113 |
| FGR | 441 | 55 | 243 | 29,258 |
| FOP | 164 | 30 | 49 | 5,900 |
| FOP | 220 | 30 | 66 | 7,947 |
| PTO | 170 | 5 | 8 | 963 |
| TOTALS | 2,873 | | 2,244 | 270,181 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,244 | 106.4280 | 133.04 | 298,542 | 2001 | 2004 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2002 Heated Area: 1878 HX Base Yr 2002




24060 FLORA PARKE BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| 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 | | 270,181 |
| TOTAL MARKET OB/XF VALUE | | 4,275 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 349,456 |
| SOH/AGL Deduction | | 184,188 |
| ASSESSED VALUE | | 165,268 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 115,268 |
| TOTAL JUST VALUE | | 349,456 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 327,526 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1800184 | REPAIR/RRF | 9,500 | 01/01/2018 |
| B07687 | NEW CONSTR | 100,000 | 11/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0980/0767 | 4/09/2001 | WD | Q | I | | 141,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BEVILLE BRUCE & DOR | | | | | | |
| 0952/1297 | 10/05/2000 | WD | U | V | 19 | 26,300 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2011] N15 W26 S5 E22 S10 E4 $BAS=[YR=2001] W4
FOP=[YR=2001] N10 W22 S10 E22 $ W22 N13 W29 S36
FGR=[YR=2001] S21 E21 N8 FOP=[YR=2001] E20 N3 W1 N8 W7 S4
W12 S7 $ N13W21 $ E21 S6 E12 N4 E7 S8 E15 N33 $ .

## 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 | 856.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 80 | 3,561 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 170.00 | SF | 17.50 | 17.50 | 100 | 2005 | 2005 | 3 | 24 | 714 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,275

| 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 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 01/06/2026 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS