

LOT 23
IN OR 980/869 & OR 1927/1791
FLORA PARKE PB 6/137-139

HEATH CHARLES R & TREVA S
23912 FLORA PARK BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0023-0000



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	11	CLAY TILE 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

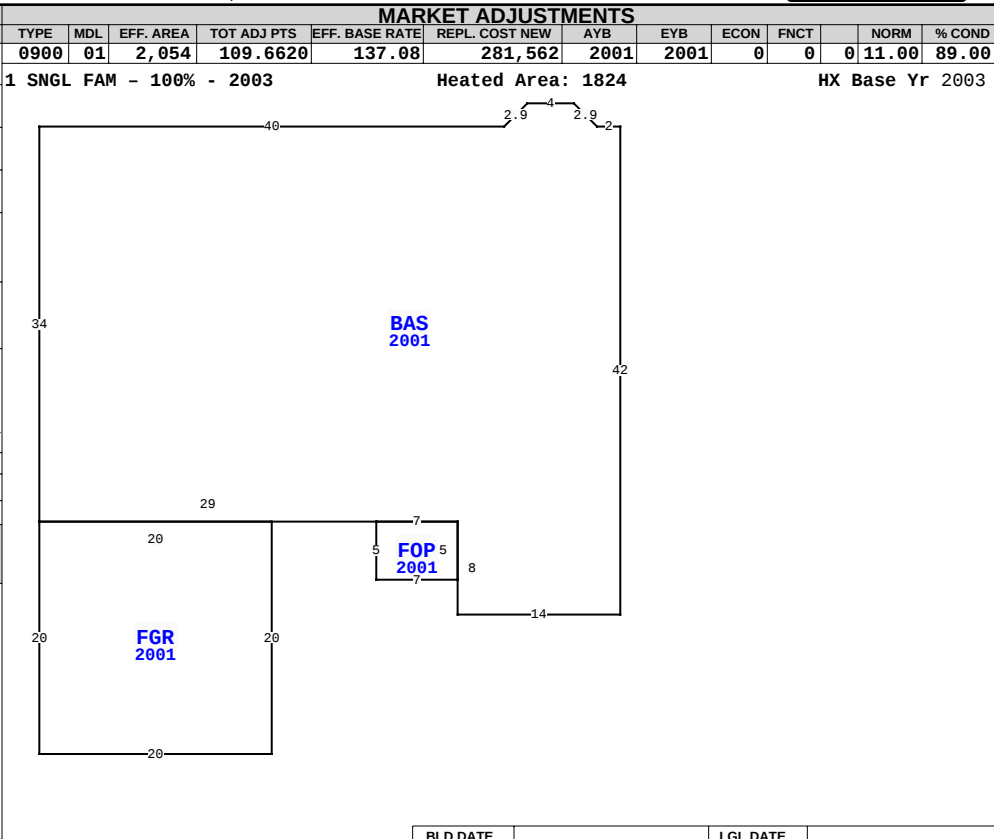
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	222,530
FGR	400	55	220	26,841
FOP	35	30	10	1,220
TOTALS	2,259		2,054	250,590

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,099.00	SF	4.00	4.00	100	2001
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001

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

REVIEW DATE 01/06/2023 BY DJA



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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,590	
TOTAL MARKET OB/XF VALUE		6,492	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		332,082	
SOH/AGL Deduction		146,872	
ASSESSED VALUE		185,210	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		135,210	
TOTAL JUST VALUE		332,082	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016655	ROOF	18,997	12/01/2021
B007770	NEW CONSTR	104,000	11/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1927/1791	1/15/2013	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: HEATH CHARLES E & T							
0980/0869	4/09/2001	WD	Q	I		131,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HEATH CHARLES & TRE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2001] W2 U2 L2 W4 D2 L2 W40 S34 FGR=[YR=2001] S20 E20 N20 W20 \$ E29 FOP=[YR=2001] S5 E7 N5 W7 \$ E7 S8 E14 N42 \$.							

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