

LOT 33
IN OR 1641/543
FLORA PARKE PB 6/137-139

LARSEN THOMAS A &/FRIES CHARLOTTE
23977 FLORA PARK BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

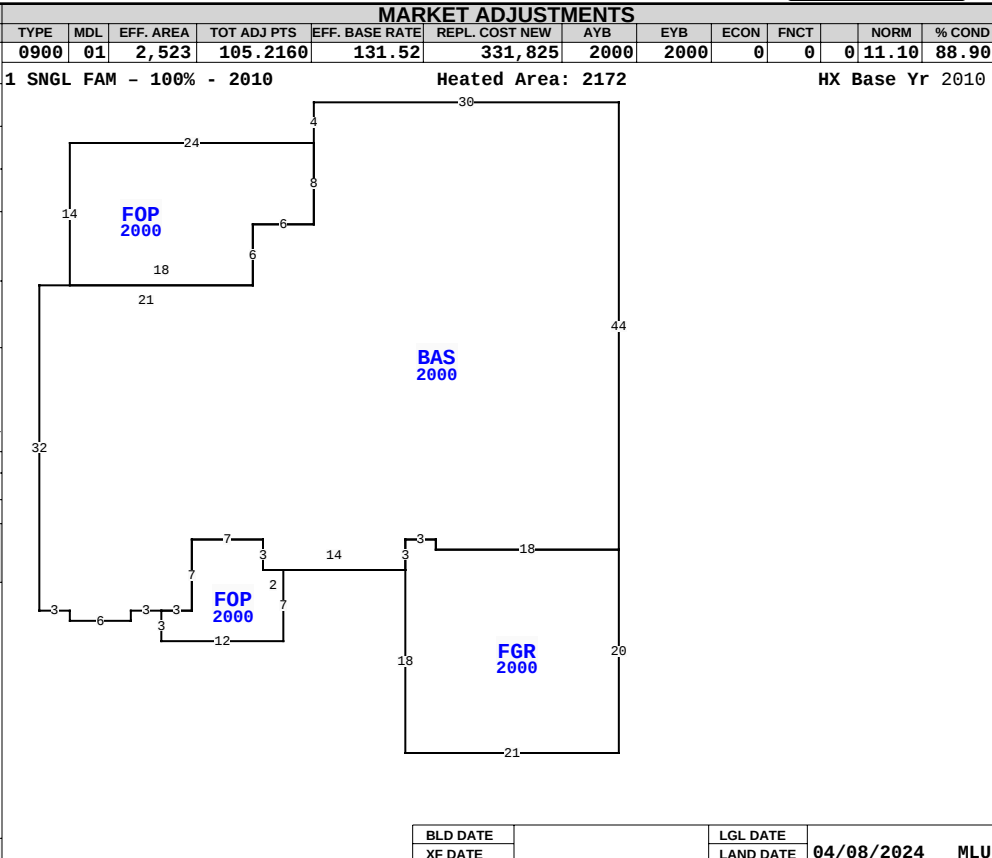
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	253,953
FGR	423	55	233	27,243
FOP	93	30	28	3,274
FOP	300	30	90	10,523
TOTALS	2,988		2,523	294,992

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	2000	2000	3	84	2,940	
2	0811	CONCRETE B	0 100	0	0	1,056.00	SF	5.20	5.20	100	2000	2000	3	79	4,338	
3	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	85.00	100	2004	2004	3	36	9,180	
4	0845	KOOL DECK	0 100	0	0	306.00	SF	7.25	7.25	100	2004	2004	3	84	1,864	
5	0825	BRICK	0 100	50	3	150.00	SF	12.50	12.50	100	2004	2004	3	96	1,800	
6	0471	VINYL FNC	0 100	0	0	138.00	LF	32.00	32.00	100	2004	2004	3	64	2,826	
7	0810	CONCRETE A	0 100	8	9	72.00	SF	6.50	6.50	100	2004	2004	3	84	393	

LAND DESCRIPTION			TOTAL OB/XF 23,341													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 05/12/2019 BY KBA



23977 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 23,341																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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				STANDARD	
VALUATION BY		Tax Group: 4			294,992
BUILDING MARKET VALUE		Tax Dist:			23,341
TOTAL MARKET OB/XF VALUE					75,000
TOTAL LAND VALUE - MARKET					393,333
TOTAL MARKET VALUE					243,562
SOH/AGL Deduction					149,771
ASSESSED VALUE					50,000
TOTAL EXEMPTION VALUE		HX HB			99,771
BASE TAXABLE VALUE					393,333
TOTAL JUST VALUE					0
NCON VALUE					
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					371,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209201	XFOB	5,354	01/01/2002
B0007239	NEW CONSTR	105,961	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1641/0543	9/24/2009	WD U	I	I	38
GRANTOR: SNYDER JON & DOROTHY					
GRANTEE: LARSEN THOMAS A & C					
1448/0999	9/29/2006	WD Q	I		
GRANTOR: WILLIAMS HAROLD E & M					
GRANTEE: SNYDER JON & DOROTHY					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2000] W30 S4 FOP=[YR=2000] W24 S14 E18 N6 E6 N8 \$ S8 W6 S6 W21 S32 E3 S1 E6 N1 E3 FOP=[YR=2000] S3 E12 N7 W2 N3 W7 S7 W3 \$ E3 N7 E7 S3 E14 FGR=[YR=2000] S18 E21 N20 W18 N1 W3 S3 \$ N3 E3 S1 E18 N44 \$.					

PRINTED 08/06/2024 BY SYS