LOT 53
IN OR 1181/797 &
OR 1151/1192 CASE# 03-574-DR

BEVILLE SHARI L
24033 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0053-0000

BUILDING CHARACTERISTICS

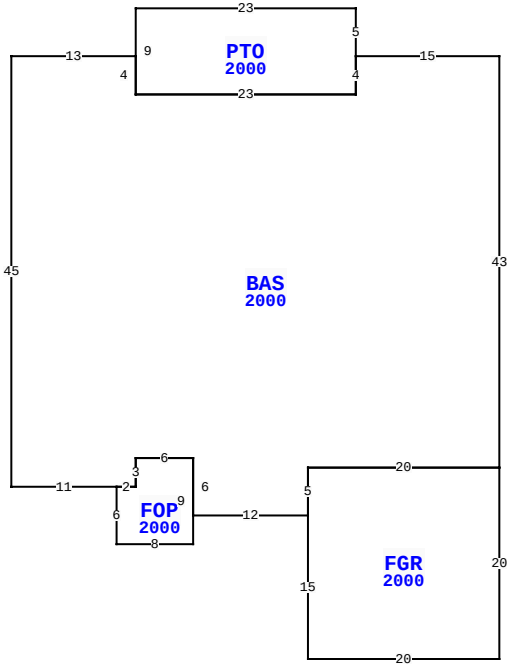
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,181	100	2,181	253,008
FGR	400	55	220	25,522
FOP	66	30	20	2,320
PTO	207	5	10	1,160
TOTALS	2,854		2,431	282,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,431	104.8600	131.08	318,655	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2001 Heated Area: 2181 HX Base Yr 2001



24033 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,010
TOTAL MARKET OB/XF VALUE		6,370
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,380
SOH/AGL Deduction		174,709
ASSESSED VALUE		188,671
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,671
TOTAL JUST VALUE		363,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007305	NEW CONSTR	100,150	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/0797	10/17/2003	QC	U	I	06	100
GRANTOR: LEE LEONARD O						
GRANTEE: LEE SHARI						
0964/0754	12/29/2000	WD	Q	I		149,400
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: LEE LEONARD O & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 PTO=[YR=2000] N5 W23 S9 E23 N4 $ S4 W23 N4 W13 S45 E11 FOP=[YR=2000] S6 E8 N9 W6 S3 W2 $ E2 N3 E6 S6 E12 FGR=[YR=2000] S15 E20 N20 W20 S5 $ N5 E20 N43 $.

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	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	835.00	SF	5.20	5.20	100	2000	2000	3	79	3,430	

LAND DESCRIPTION

TOTAL OB/XF 6,370

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS