



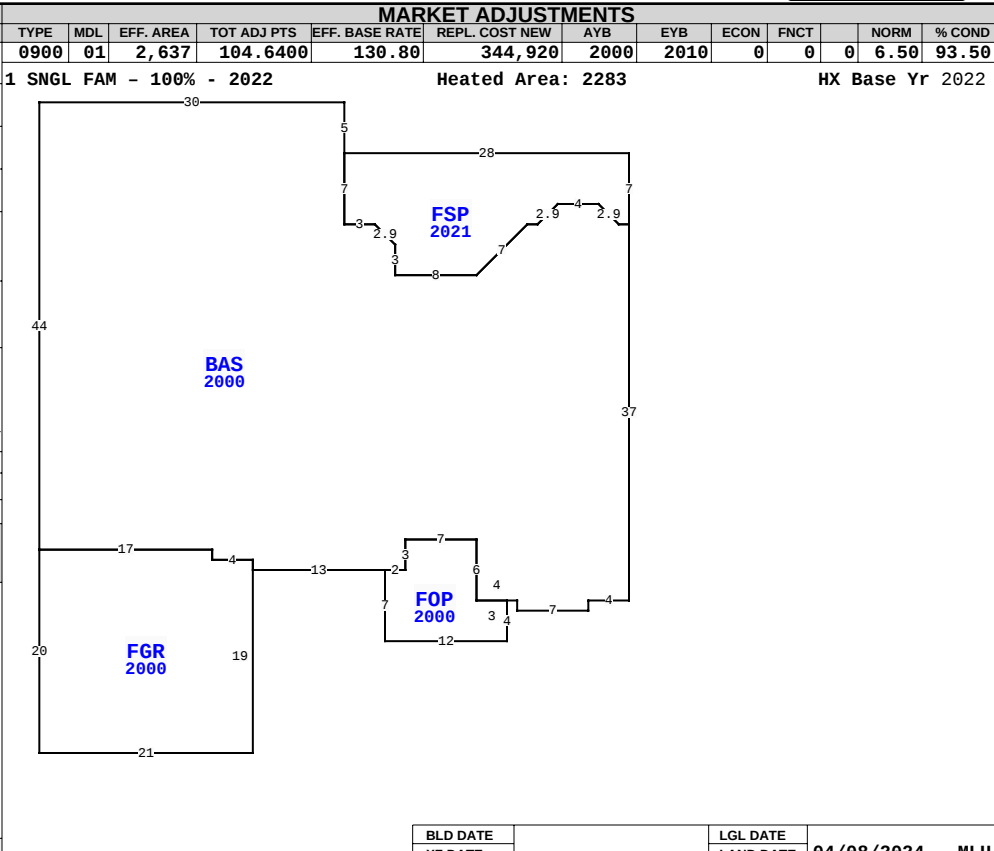
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
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	2,283	100	2,283	279,206
FGR	416	55	229	28,006
FOP	96	30	29	3,546
FSP	239	40	96	11,741
TOTALS	3,034		2,637	322,500

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	964.00	SF	6.50
4	0861	POOL GUNIT	0	100	25	10	250.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	810.00	SF	7.25
6	0911	SCRN RM A	0	100	30	23	690.00	SF	17.50

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



24073 FLORA PARKE BLVD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/08/2024 MLU									

TOTAL OB/XF									
20,781									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					322,500				
TOTAL MARKET OB/XF VALUE					20,781				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					418,281				
SOH/AGL Deduction					88,681				
ASSESSED VALUE					329,600				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					279,600				
TOTAL JUST VALUE					418,281				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					394,383				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1911833	H/AC	4,872	01/13/2019
R1704287	REPAIR/RRF	14,250	05/15/2017
007004	XFOB	5,000	03/01/2000
006864	SWIM POOL	11,020	02/01/2000
996380	NEW CONSTR	139,000	08/01/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2502/0041	9/28/2021	WD	Q	I	01	430,000			
GRANTOR:WE FLIP FLA LLC									
GRANTEE:GUARDIOLA RUBEN & C									
2473/1305	6/22/2021	WD	U	I	37	235,000			
GRANTOR:RYNEARSON NED M									
GRANTEE:WE FLIP FLA LLC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W28 BAS=[YR=2000] N5 W30 S44 FGR=[YR=2000] S20 E21 N19 W4 N1 W17 \$ E17 S1 E4 S1 E13 FOP=[YR=2000] S7 E12 N4 W3 N6 W7 S3 W2 \$ E2 N3 E7 S6 E4 S1 E7 N1 E4 N37 W1 U2 L2 W4 D2 L2 W1 L5 D5 W8 N3 L2 U2 W3 N7 \$ S7 E3 D2 R2 S3 E8 U5 R5 E1 U2 R2 E4 D2 R2 E1 N7\$.									