



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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	2,023	100	2,023	266,305
FGR	415	55	228	30,013
FOP	106	30	32	4,213
FSP	180	40	72	9,478
FST	15	55	8	1,053
TOTALS	2,739		2,363	311,062

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2021
2	0811	CONCRETE B	0 100	0	0	924.00	SF	5.20	5.20	100	2021

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,363	105.8400	132.30	312,625	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 2023 HX Base Yr 2022											
BLD DATE: 04/08/2024 MLU											

24137 FLORA PARKE BLVD, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			311,062
TOTAL MARKET OB/XF VALUE			5,162
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			391,224
SOH/AGL Deduction			80,834
ASSESSED VALUE			310,390
TOTAL EXEMPTION VALUE			100,000
BASE TAXABLE VALUE			210,390
TOTAL JUST VALUE			391,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011963	CO ISSUED	0	07/06/2021
B2011963	NEW CONSTR	274,738	12/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2477/1590	7/07/2021	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: JONES MARK B & NANC					
1612/0313	3/13/2009	WD	U	V	30
GRANTOR: FLORA PARK DEVELOPMEN					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W12 FSP=[YR=2021] N10 W18 S10 E18\$ W38 S29 FGR=[YR=2021] S20 E20 FOP=[YR=2021] S4 E10 S2 E9 N6 W1 N2 W6 S2 W12\$ N20 W5 FST=[YR=2021] W5 N3 E5 S3\$ N3 W5 S3 W10\$ E10 N3 E5 S3 E5 S20 E12 N2 E6 S2 E12 N49\$.											