LOT 96
IN OR 1763/769
FLORA PARKE 2A PB 6/239

**WRIGHT PAUL C & TERRI A LIVING TRUST/WRIGHT PAUL C**
23793 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-0550-0096-0000**

## BUILDING CHARACTERISTICS

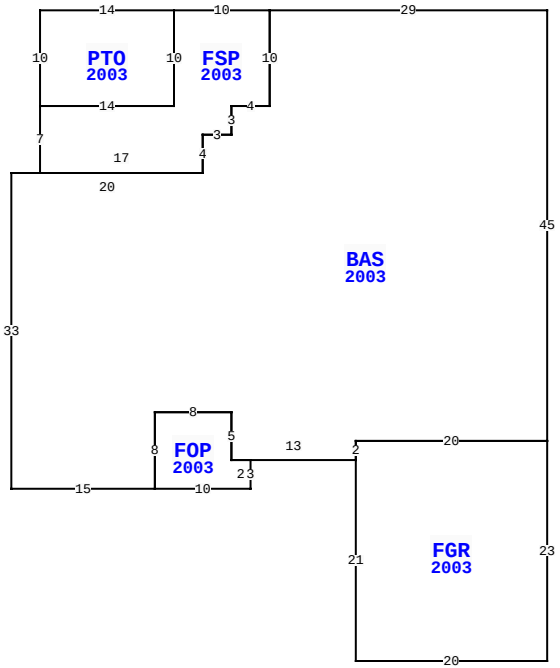
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 2,178 | 100 | 2,178 | 270,978 |
| FGR | 460 | 55 | 253 | 31,478 |
| FOP | 70 | 30 | 21 | 2,613 |
| FSP | 228 | 40 | 91 | 11,322 |
| PTO | 140 | 5 | 7 | 871 |
| TOTALS | 3,076 | | 2,550 | 317,261 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,550 | 110.5920 | 138.24 | 352,512 | 2003 | 2003 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2004 Heated Area: 2178 HX Base Yr 2004




23793 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 | | 317,261 |
| TOTAL MARKET OB/XF VALUE | | 8,196 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 400,457 |
| SOH/AGL Deduction | | 202,167 |
| ASSESSED VALUE | | 198,290 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 148,290 |
| TOTAL JUST VALUE | | 400,457 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,449 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429560 | REMODEL | 22,000 | 11/01/2014 |
| B25880 | REMODEL | 8,500 | 04/01/2012 |
| B0310819 | NEW CONSTR | 161,006 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1763/0769 | 6/22/2011 | WD | U | I | 30 | 100 |
| GRANTOR: WRIGHT PAUL C & TERRI | | | | | | |
| GRANTEE: WRIGHT PAUL C & TER | | | | | | |
| 1154/1807 | 7/18/2003 | WD | Q | I | | 189,100 |
| GRANTOR: SEDA CONSTRUCTION CO | | | | | | |
| GRANTEE: WRIGHT PAUL C & TER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W29 FSP=[YR=2003] W10 PTO=[YR=2003] W14 S10 E14 N10$ S10 W14 S7 E17 N4 E3 N3 E4 N10$ S10 W4 S3 W3 S4 W20 S33 E15 FOP=[YR=2003] E10 N3 W2 N5 W8 S8$ N8 E8 S5 E13 FGR=[YR=2003] S21 E20 N23 W20 S2 $ N2 E20 N45$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,952.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 6,481 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 140.00 | SF | 17.50 | 17.50 | 100 | 2015 | 2015 | 3 | 70 | 1,715 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,196

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS