



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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	1,930	100	1,930	239,260
FGR	441	55	243	30,124
FOP	96	30	29	3,595
FOP	146	30	44	5,455
USP	184	30	55	6,818
TOTALS	2,797		2,301	285,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0858	SCULP CONC	0 100	0	0	724.00	SF	13.00	13.00	100	2004
3	0911	SCRN RM A	0 100	0	0	1,160.00	SF	17.50	17.50	100	2022
4	0861	POOL GUNIT	0 100	0	0	358.00	SF	85.00	85.00	100	2022
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022
6	0855	CONC PAVER	0 100	0	0	802.00	SF	10.00	10.00	100	2022
7	0471	VINYL FNC	0 100	0	0	40.00	LF	32.00	32.00	100	2022
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2022

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	2,301	107.2120	134.02	308,380	2004	2008	0	0	7.50	92.50
1 SNGL FAM - 100% - 2022 Heated Area: 1930 HX Base Yr 2022											
23809 FLORA PARKE BLVD, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF 73,152											
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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										285,252	
TOTAL MARKET OB/XF VALUE										73,152	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										433,404	
SOH/AGL Deduction										69,947	
ASSESSED VALUE										363,457	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										313,457	
TOTAL JUST VALUE										433,404	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										411,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007475	ADDITION	19,468	05/13/2022
B2115721	SWIM POOL	74,748	11/12/2021
M2115209	H/AC	0	11/03/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2486/1800	8/10/2021	WD	Q	I	02	322,400	
GRANTOR: TIFTON NASSAU LLC							
GRANTEE: SHAUGHNESSY MARTHA							
2486/1129	8/10/2021	WD	U	I	11	100	
GRANTOR: TIFTON NASSAU LLC							
GRANTEE: SHAUGHNESSY MARTHA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2022] N8 W23 S8 E23\$ BAS=[YR=2004] W23 FOP=[YR=2004] N8 W12 S8 E12\$ W30 S45 E10 FOP=[YR=2004] S7 E11N2 E11 N5 W13 N2 W7 S2 W2\$ E2 N2 E7 S2 E13 FGR=[YR=2004] E21 N21 W21 S21\$ N21 E21 N24\$.											