LOT 121
FLORA PARKE 2A PB 6/239

MILLER JASON P/PINASCO MORELLA
23871 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0121-0000

BUILDING CHARACTERISTICS

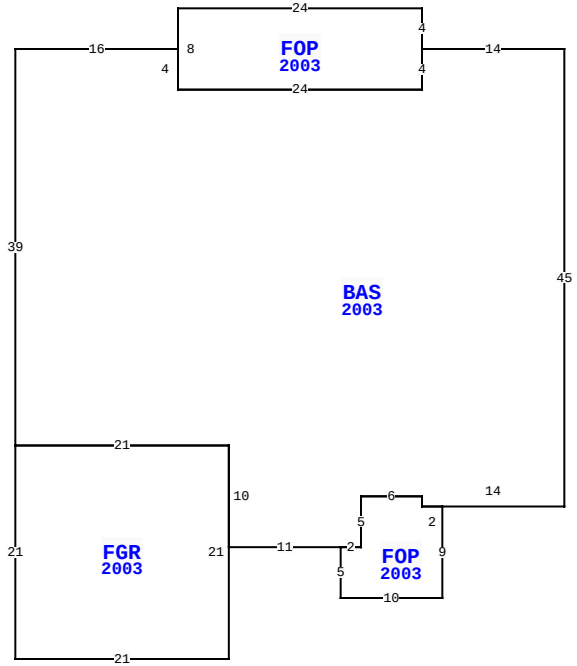
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,254	100	2,254	260,473
FGR	441	55	243	28,081
FOP	88	30	26	3,004
FOP	192	30	58	6,702
TOTALS	2,975		2,581	298,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	102.7200	128.40	331,400	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 2254 HX Base Yr 2021



23871 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		298,260
TOTAL MARKET OB/XF VALUE		7,915
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,175
SOH/AGL Deduction		122,612
ASSESSED VALUE		258,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,563
TOTAL JUST VALUE		381,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802495	WINDOWS	24,875	04/01/2018
E0310627	NEW CONSTR	2,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/1631	6/17/2021	QC	U	I	11	100
GRANTOR: MILLER JASON P & MORE						
GRANTEE: MILLER JASON P & MO						
2341/0011	2/21/2020	WD	Q	I	01	274,900
GRANTOR: BELSON GARY W & ANNA						
GRANTEE: MILLER JASON P & MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N4 W24 S8 E24 N4$ S4 W24 N4 W16 S39 FGR=[YR=2003] S21 E21 N21 W21$ E21 S10 E11 FOP=[YR=2003] S5 E10 N9 W2 N1 W6 S5 W2$ E2 N5 E6 S1 E14 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2003	2003	3	83	3,315	
3	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2004	2004	3	36	1,555	

LAND DESCRIPTION

TOTAL OB/XF 7,915

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 07/12/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS