

LOT 129
IN OR 2038/670
FLORA PARKE 2B PB 6/255

COURSON CARMEN H
23664 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0129-0000



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	13	LVT/LAMMT 90
Interior Floo	08	SHT VINYL 10
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	1,909	100	1,909	232,369
FGR	489	55	269	32,744
FOP	54	30	16	1,948
FSP	168	40	67	8,156
TOTALS	2,620		2,261	275,214

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,433.00	SF	4.00	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,261	107.6040	134.50	304,104	2004	2004	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 1909 HX Base Yr 2022									
23664 FLORA PARKE BLVD, FERNANDINA BEACH									
BLD DATE: 04/08/2024 MLU									

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,433.00	SF	4.00	

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					275,214				
TOTAL MARKET OB/XF VALUE					7,895				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					358,109				
SOH/AGL Deduction					72,113				
ASSESSED VALUE					285,996				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					235,996				
TOTAL JUST VALUE					358,109				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					335,954				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2038/0670	3/29/2016	WD	U	I	38	185,000			
GRANTOR: COLEMAN DONALD J & JE									
GRANTEE: COURSON CARMEN H									
1257/1154	9/08/2004	WD	Q	I		181,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: COLEMAN DONALD J &									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W17 FSP=[YR=2009] N8 W23 S8 E1 U2 R2 E6 D2 R2 E12\$ W12 U2 L2 W6 D2 L2 W15 S33 FGR=[YR=2004] S25 E21 N22 W12 N3 W9\$ E9 S3 E22 FOP=[YR=2004] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E15 N36\$.									