

LOT 174
IN OR 1131/1211
FLORA PARKE 2B PB 6/255

ELLINGTON KENNETH & DEBORAH H
23667 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0174-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	236,867
FGR	729	55	401	49,912
FOP	48	30	14	1,742
FOP	166	30	50	6,224
PTO	136	5	7	871

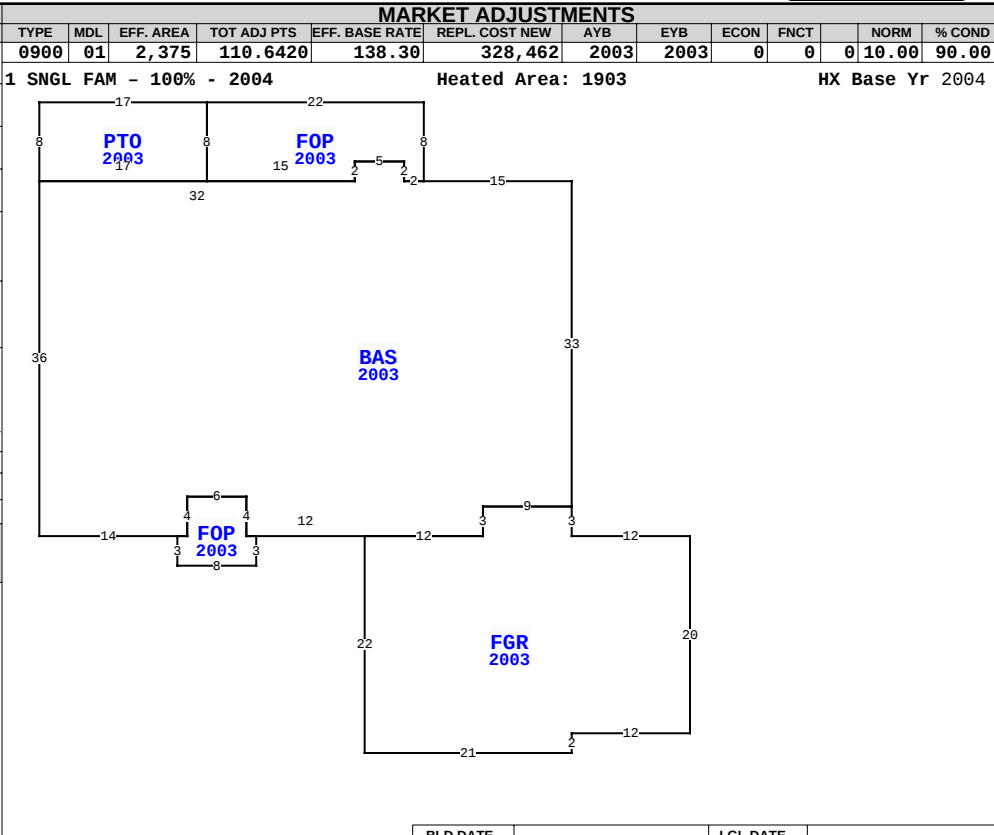
TOTALS	2,982		2,375	295,616
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EXTRA FEATURES

L N	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	1,134.00	SF	4.00	4.00	100	2003	2003	3	83	3,765	
2	0471	VINYL FNC	0	100	0	0	160.00	LF	32.00	32.00	100	2003	2003	3	61	3,123	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	
5	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50	6.50	100	2012	2012	3	93	3,385	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



23667 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF 13,501

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		295,616			
TOTAL MARKET OB/XF VALUE		13,501			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		384,117			
SOH/AGL Deduction		191,911			
ASSESSED VALUE		192,206			
TOTAL EXEMPTION VALUE		55,000			HX HB VX
BASE TAXABLE VALUE		137,206			
TOTAL JUST VALUE		384,117			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		361,187			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210474	XFOB	152,493	11/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1131/1211	4/23/2003	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION CO					SALE PRICE
GRANTEE: ELLINGTON KENNETH &					175,300
1092/0875					30,000
11/05/2002					
WD U V 19					
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2003] W15 FOP=[YR=2003] N8 W22 PTO=[YR=2003] W17 S8 E17 N8 \$ S8 E15 N2 E5 S2 E2 \$ W2 N2 W5 S2 W32 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N2 E12 N20 W12 N3 W9 S3 W12\$ E12 N3 E9 N33 \$.	