

BOWEN GLENN D & PAULA T
23461 FLORA PARKE BOULEVARD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0182-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior WallRoof StructurRoof CoverInterior WallInterior FloorInterior FloorAir ConditionHeating TypeBedroomsBathroomsFrameStoriesUnitsOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREATYPESUBAREA MARKET VALUETOTALS

1603WD FR STUC 100GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1003100310002WOOD FRAME 1001.51.5 10001000NONE 10003Quality Level 030100SINGLE FAMILYMKT AREA044041.00BAS19061001906215,420FGR4705525829,160FOP7230222,486FSP16640667,459FUS85010085096,069TOTALS3,4643,102350,594

MARKET ADJUSTMENTS

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

9900013,10299.3600124.20385,26820052005009.0091.00

1 SNGL FAM - 100% - 2022Heated Area: 2756HX Base Yr 2022

FSP 2023BAS 2005FOP 2005FGR 2005FUS 2005

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE350,594TOTAL MARKET OB/XF VALUE10,267TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE435,861SOH/AGL Deduction87,979ASSESSED VALUE347,882TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE297,882TOTAL JUST VALUE435,861NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE410,384

Sales Data

OFF RECORD NumberDATETYPE INSTQ / I / V / IRSN CD SALE PRICE

2521/070712/14/2021WD QI02432,500GRANTOR: GRICE JACOB T & LAICI GRANTEE: BOWEN GLENN D & PAU 2109/15853/20/2017SWUI30200,000GRANTOR: WRIGHT WILLIAM G & RE GRANTEE: GRICE JACOB T & LAI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FSP=[YR=2023] N8 W23 S8 E12 N2 E9 S2 E2\$ W2 N2 W9 S2 W28 S36 E2 S1 E8 N1 E2 FOP=[YR=2005] S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E12 FGR=[YR=2005] S23 E5 S1 E10 N1 E5 N23 W20\$ E20 N36\$ PTR=E15 FUS=[YR=2005] E20 S42 W5 S1 W10 N1 W5 N42\$ W15\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDD TOT ADJU UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000PRINTED 08/06/2024 BY SYS