LOT 183
IN OR 1562/551
FLORA PARKE 2B PB 6/255

HUNT CHIN-LAN
23455 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0183-0000

BUILDING CHARACTERISTICS

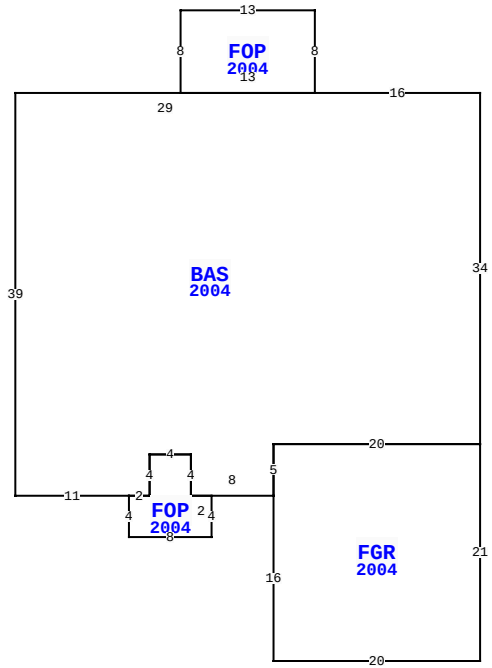
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,639	100	1,639	198,049
FGR	420	55	231	27,913
FOP	48	30	14	1,691
FOP	104	30	31	3,746
TOTALS	2,211		1,915	231,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,915	106.8200	133.52	255,691	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 1639 HX Base Yr 2005



23455 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,400
TOTAL MARKET OB/XF VALUE		10,061
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		316,461
SOH/AGL Deduction		152,231
ASSESSED VALUE		164,230
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		64,230
TOTAL JUST VALUE		316,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702291	REPAIR/RRF	6,000	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/0551	4/21/2008	QC	U	I	01	59,000
GRANTOR: GARCIA MANUEL ESCARZG						
GRANTEE: HUNT CHIN-LAN						
1225/1363	4/27/2004	WD	Q	I		156,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUNT CHIN-LAN & MAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] N8 W13 S8 E13$ W29 S39 E11
FOP=[YR=2004] S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E8
FGR=[YR=2004] S16 E20 N21 W20 S5$ N5 E20 N34$.

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	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	100	2004	2004	3	84	3,643	
3	0476	VF 6 SBPL	0	100	0	0	104.00	LF	32.00	32.00	100	2017	2017	3	92	3,062	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 10,061

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	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							

REVIEW DATE 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS