LOT 185
FLORA PARKE 2B PB 6/255

ARELIANO EVELYN P/HILL JAMMIE A
23433 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

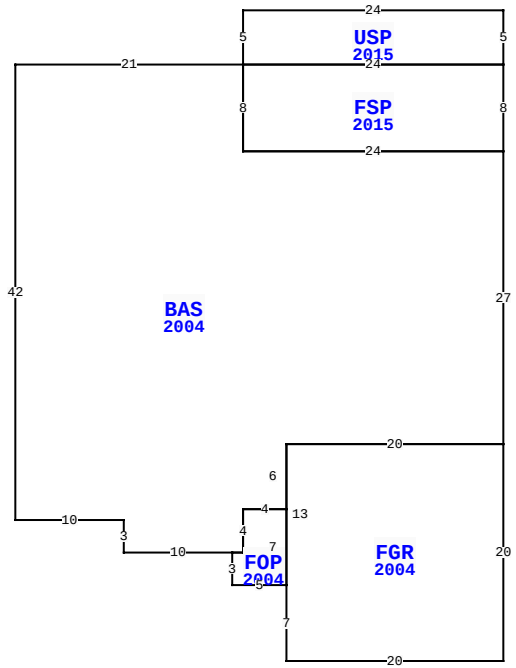
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1,587	210,251
FGR	400	55	220	29,146
FOP	31	30	9	1,193
FSP	192	40	77	10,201
USP	120	30	36	4,769
TOTALS	2,330		1,929	255,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,929	117.1100	146.39	282,386	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 2023 Heated Area: 1587 HX Base Yr



23433 FLORA PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,559
TOTAL MARKET OB/XF VALUE	47,504
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	378,063
SOH/AGL Deduction	0
ASSESSED VALUE	378,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,063
TOTAL JUST VALUE	378,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1023651	SWIM POOL	28,800	06/04/2010
B21927	REMODEL	1,400	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/632	6/10/2024	WD	Q	I	01	425,000
GRANTOR: HELMAN DAVID						
GRANTEE: ARELIANO EVELYN P						
2576/1319	6/01/2022	PR	U	I	19	100
GRANTOR: HELMAN DAVID AS PR OF						
GRANTEE: HELMAN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W24 S5 BAS=[YR=2004] W21 S42 E10 S3 E10 FOP=[YR=2004] S3 E5 FGR=[YR=2004] S7 E20 N20 W20 S13 $ N7 W4 S4 W1 $ E1 N4 E4 N6 E20 N27 W24 N8 $ FSP=[YR=2015] S8 E24 N8 W24 $ E24 N5 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	823.00	SF	5.20	5.20	100	2004	2004	3	84	3,595	
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2005	2005	3	66	2,534	
4	0855	CONC PAVER	0	0	0	0	315.00	SF	10.00	10.00	100	2012	2012	3	93	2,930	
5	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	2011	2011	3	64	24,371	
6	0855	CONC PAVER	0	0	0	0	820.00	SF	10.00	10.00	100	2011	2011	3	92	7,544	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 47,504

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS