LOT 62
FLORA PARKE #5 PB 7/335

CRANDALL DANIEL WAYNE & SHERRY
23252 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0062-0000

BUILDING CHARACTERISTICS

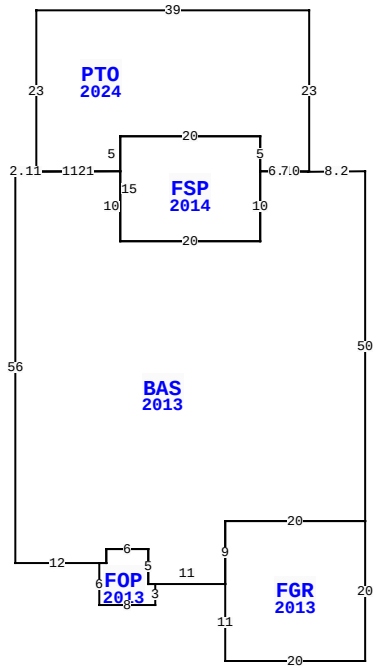
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,500	100	2,500	318,384
FGR	400	55	220	28,018
FOP	57	30	17	2,165
FSP	300	40	120	15,282
PTO	797	5	40	5,094
TOTALS	4,054		2,897	368,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	106.1260	132.66	384,316	2013	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2020 Heated Area: 2500 HX Base Yr 2020



23252 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		368,943
TOTAL MARKET OB/XF VALUE		25,865
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		469,808
SOH/AGL Deduction		164,870
ASSESSED VALUE		304,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,938
TOTAL JUST VALUE		469,808
NCON VALUE		20,908
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004795	SCREEN ENCLOSURE		04/13/2023
B1327384	CO ISSUED	0	01/07/2014
B1428210	SCRNWALL	1,100	01/01/2014
E1326594	NEW CONSTR	0	08/01/2013
B1327384	NEW CONSTR	292,221	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/0384	8/19/2019	WD	Q	I	02	349,900
GRANTOR: MAYO BRENT A						
GRANTEE: CRANDALL DANIEL WAY						
1899/0533	1/17/2014	WD	Q	I	02	281,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MAYO BRENT A & PATR						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2013	2013	3	94	3,754	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2013	2013	3	71	2,556	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
5	0912	SCRN RM G	0	100	0	0	797.00	SF	20.00	20.00	100	2024	2023		100	15,940	

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] D0.1L8.2 U0.1L6.10 S10 W20 N10
D0.1L12.1 U0.1L2.11 S56 E12 E1 N2 E6 S5 E11 N9 E20 N50 $
FGR=[YR=2013;ORIG=-20,59] S11 E20 N20 W20 S9 $
FSP=[YR=2014;ORIG=-15,0] N5 W20 S15 E20 N10 $
FOP=[YR=2013;ORIG=-38,56] S6 E8 N3 W1 N5 W6 S2 W1 $
PTO=[YR=2024;ORIG=-47,-23] E39 S23 W7 N5 W20 S5 W12 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,865

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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS