LOT 64
FLORA PARKE #5 PB 7/335

MANNING ANTHONY L & GAYLE L/E/
23276 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0064-0000

BUILDING CHARACTERISTICS

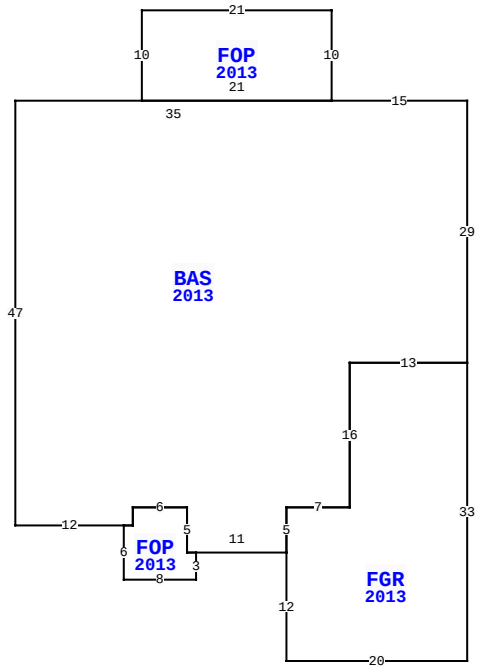
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,123	100	2,123	268,403
FGR	548	55	301	38,054
FOP	57	30	17	2,149
FOP	210	30	63	7,965
TOTALS	2,938		2,504	316,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	106.4640	133.08	333,232	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2021 Heated Area: 2123 HX Base Yr 2021



23276 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,570
TOTAL MARKET OB/XF VALUE		13,217
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,787
SOH/AGL Deduction		132,848
ASSESSED VALUE		271,939
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		216,939
TOTAL JUST VALUE		404,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327063	CO ISSUED	0	09/19/2013
E1326156	NEW CONSTR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/1176	9/14/2022	LE	U	I	11	100
GRANTOR: MANNING ANTHONY LOREN						
GRANTEE: MANNING TIMOTHY M &						
2337/1117	1/30/2020	SW	Q	I	01	285,000
GRANTOR: MEGONIGLE LIVING TRUS						
GRANTEE: MANNING ANTHONY LOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] N10 W21 S10 E21 $ W35 S47 E12 FOP=[YR=2013] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2013] S12 E20 N33 W13 S16 W7 S5 $ N5 E7 N16 E13 N29 $.

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	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	761.00	SF	5.20	5.20	100	2013	2013	3	94	3,720	
3	0855	CONC PAVER	0	100	0	0	264.00	SF	10.00	10.00	100	2013	2013	3	94	2,482	
4	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2013	2013	3	85	3,400	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 13,217

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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS