LOT 65
IN OR 1872/1321
FLORA PARKE #5 PB 7/335

WHITE BILLY L & BETTY ANN
23286 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0065-0000

BUILDING CHARACTERISTICS

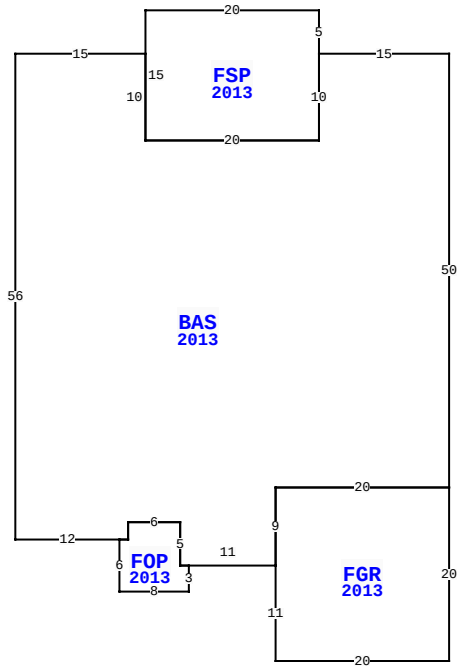
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,501	100	2,501	326,075
FGR	400	55	220	28,683
FOP	57	30	17	2,216
FSP	300	40	120	15,646
TOTALS	3,258		2,858	372,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	109.7920	137.24	392,232	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2014 Heated Area: 2501 HX Base Yr 2014



23286 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,620
TOTAL MARKET OB/XF VALUE		3,862
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		451,482
SOH/AGL Deduction		217,042
ASSESSED VALUE		234,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,440
TOTAL JUST VALUE		451,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326876	CO ISSUED	0	07/22/2013
B1326876	SFR	288,886	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/1321	8/01/2013	WD	Q	I	02	250,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITE BILLY L & BET						
1846/0389	3/13/2013	WD	U	V	30	40,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S56 E12 FOP=[YR=2013] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2013] S11 E20 N20 W20 S9 $ N9 E20 N50 $.

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	790.00	SF	5.20	5.20	100	2013	2013	3	94	3,862	

LAND DESCRIPTION

TOTAL OB/XF 3,862

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS