LOT 67
FLORA PARKE #5 PB 7/335

KAUFMANN JOHN THEODORE & DONNA R
23308 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0067-0000

BUILDING CHARACTERISTICS

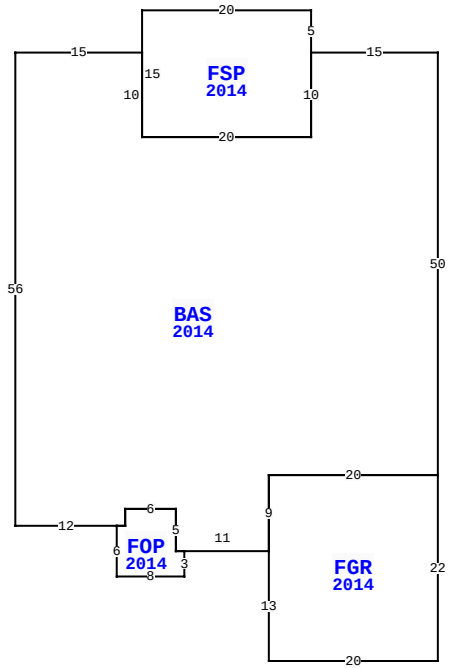
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,501	100	2,501	331,446
FGR	440	55	242	32,071
FOP	57	30	17	2,253
FSP	300	40	120	15,903
TOTALS	3,298		2,880	381,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,880	111.0140	138.77	399,658	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 2501 HX Base Yr 2021



23308 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		381,673
TOTAL MARKET OB/XF VALUE		95,746
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		552,419
SOH/AGL Deduction		154,637
ASSESSED VALUE		397,782
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,782
TOTAL JUST VALUE		552,419
NCON VALUE		35,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017014	ADDITION	38,500	11/16/2022
B1428871	SWIM POOL	30,000	06/01/2014
B1327557	CO ISSUED	0	02/28/2014
B1327557	NEW CONSTR	293,846	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/0817	3/13/2020	WD	Q	I	01	419,000
GRANTOR: VOSLER TIMOTHY G JR &						
GRANTEE: KAUFMANN JOHN THEOD						
2055/0982	6/07/2016	WD	Q	I	02	350,000
GRANTOR: KIGER RONNIE S & AMEL						
GRANTEE: VOSLER TIMOTHY GREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S56 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2014] S13 E20 N22 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00	10.00	100	2014	2014	3	95	1,520	
3	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2014	2014	3	87	5,846	
4	0475	VF 4 SBPL	0	100	0	0	30.00	LF	14.00	14.00	100	2014	2014	3	87	365	
5	0861	POOL GUNIT	0	100	0	0	606.00	SF	85.00	85.00	100	2014	2014	3	75	38,633	
6	0855	CONC PAVER	0	100	0	0	536.00	SF	10.00	10.00	100	2014	2014	3	95	5,092	
7	0810	CONCRETE A	0	100	0	0	834.00	SF	6.50	6.50	100	2014	2014	3	95	5,150	
8	0912	SCRN RM G	1	100	0	0	1,789.00	SF	20.00	20.00	100	2023	2023		100	35,780	

LAND DESCRIPTION

TOTAL OB/XF 95,746

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 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS