

FARMER SHIRLEY
23751 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

43-211-27-4042-0040-0000

[illegible]

FARMER SHIRLEY
23751 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

43-21-27-4042-0040-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

01

MINIMUM 100

Interior Floo

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4048.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,200

100

1,200

12,247

TOTALS

1,200

1,200

12,247

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

1,200

54.0000

18.00

22,680

1997

1997

0

0

0

46.00

54.00

2 GARAGE RES - 0% - 0

Heated Area: 1200

HX Base Yr

BAS
1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

25,208

TOTAL MARKET OB/XF VALUE

2,235

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

107,443

SOH/AGL Deduction

6,817

ASSESSED VALUE

100,626

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

100,626

TOTAL JUST VALUE

107,443

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

107,222

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V V

RSN CD

SALE PRICE

9999/9999

9/30/2021

WD Q

I I

01

95,000

GRANTOR: FAIRCLOTH MALCOM T JR

GRANTEE: FARMER SHIRLEY

0529/0475

10/21/1987

WD U

V V

6,000

GRANTOR: PHILIPS ELISE ET AL

GRANTEE: FAIRCLOTH MALCOLM J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W40 S30 E40 N30\$.