UNIT 2 PHASE 2
FLORA PARKE CROSSING
PROFESSIONAL PLAZA, A LAND

ANDERSON PHILIP R
1623 NW ALBANY AVE
BEND, OR 97703

2025

25-2N-28-0549-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDO
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,640			2,640	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0054900		2,640				2024	2024	0	0	0		

1 CONDO – 0% - 2025 PHASE 2 HX Base Yr

22385 FLORA PARKE CROSSING, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	805,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	805,000
SOH/AGL Deduction	0
ASSESSED VALUE	805,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	805,000
TOTAL JUST VALUE	805,000
NCON VALUE	805,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009535	NEW DR OFFICE AT	522,028	08/16/2024
SU240007698		2,432	06/28/2024
B240004755	NEW DR OFFICE AT	522,028	04/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/172	11/06/2024	SW	Q	I	01	975,000

GRANTOR: AB FLORA PARKE, INC

GRANTEE: ANDERSON PHILIP R

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS