UNIT 8
FLORA PARKE CROSSING
PROFESSIONAL PLAZA, A LAND

FINA WEBER LLC
2219 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0549-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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	2,650			2,650	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0054900		2,650				2021	2021	100	100	0		

1 CONDO – 0% - 0 PHASE 1 HX Base Yr

BLD DATE	10/06/2021	KK	LGL DATE
XF DATE			LAND DATE 04/25/2025 DC
INC DATE			AG DATE

22455 FLORA PARKE CROSSING, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	800,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	800,300
SOH/AGL Deduction	0
ASSESSED VALUE	800,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	800,300
TOTAL JUST VALUE	800,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	792,850

DBA: FLIP FLOPS & LOLLIPOPS PEDIATRICS + SEADIPITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001695	NEW CONSTR	363,333	11/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2396/1475	9/23/2020	SW	Q	V	01	300,000

GRANTOR: AB FLORA PARKE INC

GRANTEE: FINA WEBER LLC

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