

LOT 4
IN OR 1771/388
FLORA PARKE PB 6/137-139

MESSENGER JOSEPH A & MICHELLE A
24116 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2004	2,611	338,174
FGR	483	55	2013	266	34,452
FOP	40	30	2004	12	1,554
FOP	220	30	2004	66	8,548
FUS	449	100	2004	449	58,154
TOTALS	3,803			3,404	440,883

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,388.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	650.00	SF	85.00
4	0911	SCRN RM A	0	100	0	0	1,280.00	SF	17.50
5	0845	KOOL DECK	0	100	0	0	629.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,404	109.0200	143.91	489,870	2004	2004	0	0	0	10.00	90.00	
1 SNGL FAM - 100% - 2012 Heated Area: 3060 HX Base Yr 2012													
24116 FLORA PARKE BLVD, FERNANDINA BEACH													

TOTAL OB/XF 37,142													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004
2	0812	CONCRETE C	0	100	0	0	2,388.00	SF	4.00	4.00	100	2004	2004
3	0861	POOL GUNIT	0	100	0	0	650.00	SF	85.00	85.00	100	2004	2004
4	0911	SCRN RM A	0	100	0	0	1,280.00	SF	17.50	17.50	100	2004	2004
5	0845	KOOL DECK	0	100	0	0	629.00	SF	7.25	7.25	100	2004	2004

TOTAL OB/XF 37,142													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		440,883	
TOTAL MARKET OB/XF VALUE		37,142	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		563,025	
SOH/AGL Deduction		307,214	
ASSESSED VALUE		255,811	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		205,089	
TOTAL JUST VALUE		563,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412514	SWIM POOL	5,500	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1771/0388	12/02/2011	WD	Q	I	01	314,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: JOSEPH A & MICHELLE							
1163/1063	8/19/2003	WD	U	V	19	26,300	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W7 FOP=[YR=2004] N4 W32 S4 E3 S2 E3 S2 E20 N2 E3 N2 E3 \$ W3 S2 W3 S2 W20 N2 W3 N2 W15 S53 FGR=[YR=2013] S23 E21 N23 W21 \$ E31 FOP=[YR=2004] S4 E10 N4 W10 \$ E20 N53 \$ PTR= E15 FUS=[YR=2004] E16 S26 W5 S3 W11 N29 \$ W15 \$.									