LOT 6
IN OR 1815/1126
FLORA PARKE PB 6/137-139

WALLACE TANYA E & GREG A
24088 FLORA PARK BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0006-0000

BUILDING CHARACTERISTICS

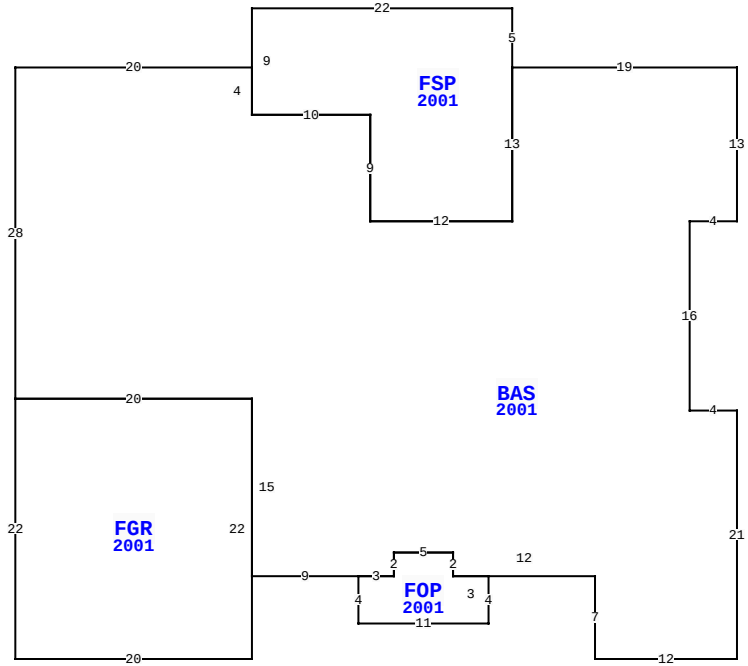
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2001	2,137	272,963
FGR	440	55	2001	242	30,911
FOP	54	30	2001	16	2,043
FSP	306	40	2001	122	15,583
TOTALS	2,937			2,517	321,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	109.3440	144.33	363,279	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 2137 HX Base Yr 2002



24088 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,502
TOTAL MARKET OB/XF VALUE		26,164
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		432,666
SOH/AGL Deduction		214,575
ASSESSED VALUE		218,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,369
TOTAL JUST VALUE		432,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805596	REPAIR/RRF	12,000	06/04/2018
B1529923	(6) WINDOWS	3,575	02/05/2015
B14579	SWIM POOL	17,000	02/01/2005
B07571	NEW CONSTR	104,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1815/1126	9/25/2012	WD	U	I	30	66,900
GRANTOR: WALLACE TANYA E & GRE						
GRANTEE: WALLACE TANYA E & G						
1195/1021	12/16/2003	QC	Q	I	01	100
GRANTOR: WATKINS RAMON W						
GRANTEE: WATKINS TANYA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 FSP=[YR=2001] N5 W22S9 E10 S9 E12 N13 $ S13 W12 N9 W10 N4 W20 S28 FGR=[YR=2001] S22 E20 N22 W20 $ E20 S15 E9 FOP=[YR=2001] S4 E11 N4 W3 N2 W5 S2 W3 $ E3 N2 E5 S2 E12 S7 E12 N21 W4 N16 E4 N13 $.

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	2001	2001	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2001	2001	3	79	2,311	
3	0858	SCULP CONC	0	100	0	0	336.00	SF	13.00	13.00	100	2001	2001	3	94	4,106	
4	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	100	2005	2005	3	36	11,138	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
6	0845	KOOL DECK	0	100	0	0	520.00	SF	7.25	7.25	100	2005	2005	3	84	3,167	
7	0477	VF 4 SLAT	0	100	0	0	181.00	LF	14.00	14.00	100	2005	2005	3	64	1,622	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	

LAND DESCRIPTION

TOTAL OB/XF 26,164

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS