LOT 8
IN OR 980/767
FLORA PARKE PB 6/137-139

BEVILLE BRUCE A & DOROTHY P
24060 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

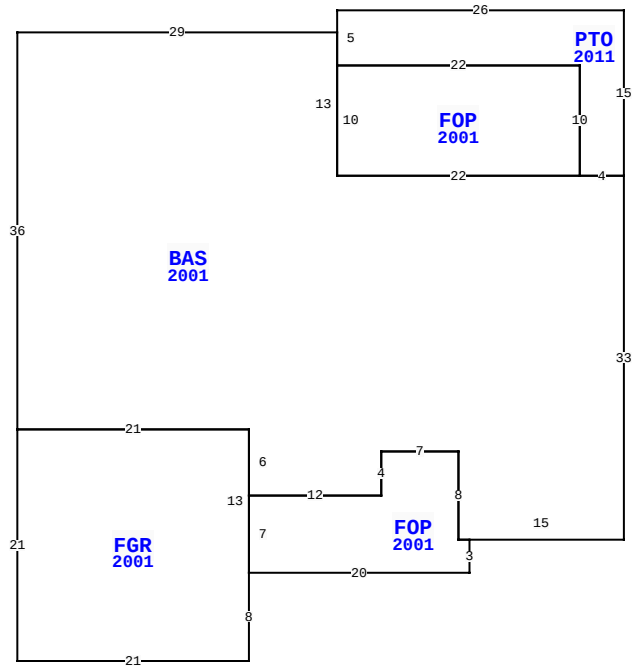
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,878	100	2001	1,878	233,482
FGR	441	55	2001	243	30,211
FOP	164	30	2001	49	6,092
FOP	220	30	2001	66	8,206
PTO	170	5	2011	8	995
TOTALS	2,873			2,244	278,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,244	106.4280	140.48	315,237	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 1878 HX Base Yr 2002



24060 FLORA PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,985
TOTAL MARKET OB/XF VALUE		4,171
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		368,156
SOH/AGL Deduction		198,095
ASSESSED VALUE		170,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,339
TOTAL JUST VALUE		368,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1800184	REPAIR/RRF	9,500	01/01/2018
B07687	NEW CONSTR	100,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/0767	4/09/2001	WD	Q	I		141,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BEVILLE BRUCE & DOR						
0952/1297	10/05/2000	WD	U	V	19	26,300
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] N15 W26 S5 E22 S10 E4 $BAS=[YR=2001] W4
FOP=[YR=2001] N10 W22 S10 E22 $ W22 N13 W29 S36
FGR=[YR=2001] S21 E21 N8 FOP=[YR=2001] E20 N3 W1 N8 W7 S4
W12 S7 $ N13W21 $ E21 S6 E12 N4 E7 S8 E15 N33 $.

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	0811	CONCRETE B	0	100	0	0	856.00	SF	5.20	5.20	100	2001	2001	3	79	3,516	
2	0911	SCRN RM A	0	100	0	0	170.00	SF	17.50	17.50	100	2005	2005	3	22	655	

LAND DESCRIPTION

TOTAL OB/XF 4,171

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 01/06/2024 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS