LOT 28
FLORA PARKE PB 6/137-139

MORGAN SCOTT
23905 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0028-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

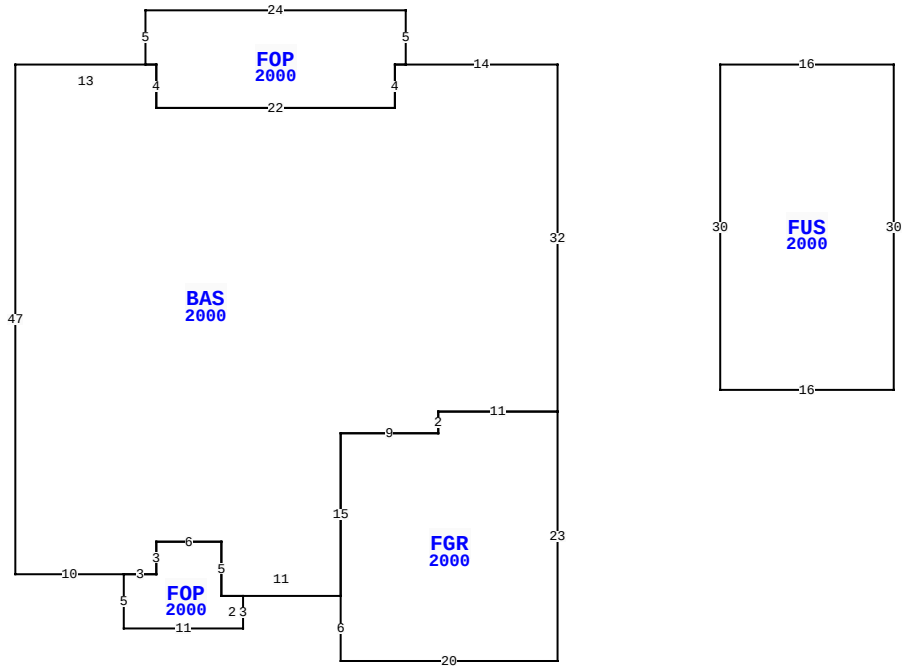
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2000	1,984	253,316
FGR	442	55	2000	243	31,026
FOP	69	30	2000	21	2,681
FOP	208	30	2000	62	7,916
FUS	480	100	2000	480	61,286
TOTALS	3,183			2,790	356,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	109.9200	145.09	404,801	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 2464 HX Base Yr 2021



23905 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,225
TOTAL MARKET OB/XF VALUE		6,722
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		447,947
SOH/AGL Deduction		155,950
ASSESSED VALUE		291,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,275
TOTAL JUST VALUE		447,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996588	NEW CONSTR	131,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1732	10/08/2020	WD	Q	I	02	280,000
GRANTOR: ROBINSON SCOTT P						
GRANTEE: MORGAN SCOTT						
2231/1753	10/19/2018	WD	Q	I	01	295,000
GRANTOR: LAW KEVIN W & BRIANA						
GRANTEE: ROBINSON SCOTT P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 FOP=[YR=2000] N5 W24 S5 E1 S4 E22 N4 E1 $ W1 S4 W22 N4 W13 S47 E10 FOP=[YR=2000] S5 E11 N3 W2 N5 W6 S3 W3 $ E3 N3 E6 S5 E11 FGR=[YR=2000] S6 E20 N23 W11 S2 W9 S15$ N15 E9 N2 E11 N32 $ PTR= E15 FUS=[YR=2000] E16 S30 W16 N30 $ W15$.

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	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	100	0	0	805.00	SF	5.20	5.20	100	2000	2000	3	77	3,223	
3	0478	VF 6 SLAT	0	100	0	0	60.00	LF	15.00	15.00	100	2006	2006	3	66	594	

LAND DESCRIPTION

TOTAL OB/XF 6,722

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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS