LOT 29
FLORA PARKE PB 6/137-139

RESHARD ALFRED & JANE L/E/
23917 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0029-0000

BUILDING CHARACTERISTICS

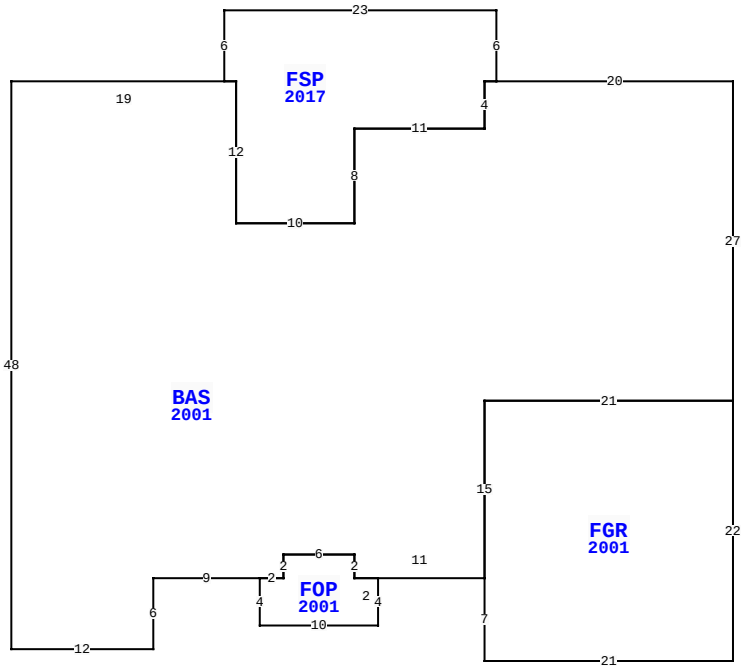
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,143	100	2001	2,143	292,486
FGR	462	55	2001	254	34,667
FOP	52	30	2001	16	2,184
FSP	302	40	2017	121	16,515
TOTALS	2,959			2,534	345,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	116.8320	154.22	390,793	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2017 Heated Area: 2143 HX Base Yr 2017



23917 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		345,852
TOTAL MARKET OB/XF VALUE		7,660
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		438,512
SOH/AGL Deduction		195,716
ASSESSED VALUE		242,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,074
TOTAL JUST VALUE		438,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104087	ROOF	13,500	04/05/2021
M014992	H/AC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/1995	10/15/2024	LE	U	I	11	100
GRANTOR: RESHARD ALFRED & JANE						
GRANTEE: ROBERSON GAIL						
2089/1302	12/16/2016	WD	Q	I	01	224,500
GRANTOR: WOLF DAVID M & BARBAR						
GRANTEE: RESHARD ALFRED & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FSP=[YR=2017] N6 W23 S6 E1 S12 E10 N8 E11 N4 E1 $ W1 S4 W11 S8 W10 N12 W19 S48 E12 N6 E9 FOP=[YR=2001] S4 E10 N4 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E11 FGR=[YR=2001] S7 E21 N22 W21 S15 $ N15 E21 N27 $.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	0	0	921.00	SF	5.20	5.20	100	2001	2001	3	79	3,783	
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2004	2004	3	61	937	

LAND DESCRIPTION

TOTAL OB/XF 7,660

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS