

TRACT K
 FLORA PARKE UNIT 2A PBK 6/239
 {DRAINAGE AREA}

FLORA PARKE PROPERTY OWNERS ASSOCIATION INC
 6972 LAKE GLORIA BLVD
 ORLANDO, FL 32809-3200

2025

25-2N-28-0550-002K-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
																		VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100												
DOR CODE 0005 COMMON S/D LANDS																PERMIT NUM				DESCRIPTION				AMT		ISSUED				
MAP NUM																														
NEIGHBORHOOD/LOC 4041.00																SALES DATA														
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE								
TOTALS																BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE				
EXTRA FEATURES						FOREST PARKE DR, FERNANDINA BEACH										BUILDING NOTES														
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												
LAND DESCRIPTION																	TOTAL OB/XF					0								
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	000005	C	COMMON S/D L			0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100											
REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																														