LOT 30
IN OR 980/932
FLORA PARKE PB 6/137-139

STONER RUSSELL A & CYNTHIA J
23933 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0030-0000

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 80
Interior Floo	11	CLAY TILE 20
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

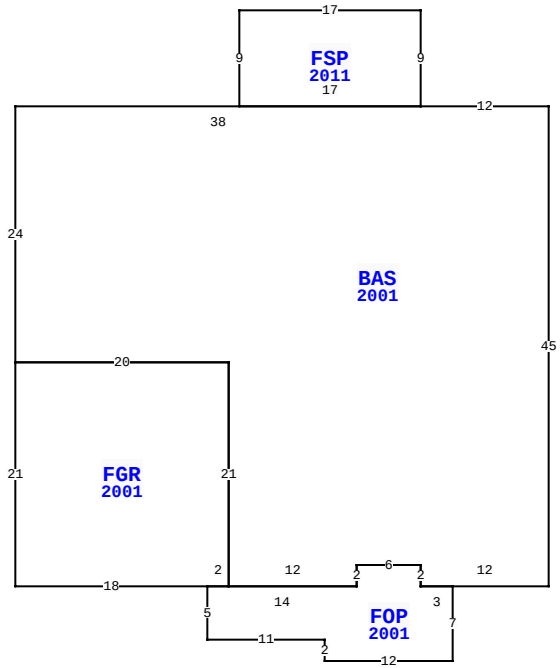
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2001	1,818	230,189
FGR	420	55	2001	231	29,248
FOP	151	30	2001	45	5,698
FSP	153	40	2011	61	7,723
TOTALS	2,542			2,155	272,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	108.3880	143.07	308,316	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 1818 HX Base Yr 2002



23933 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		272,860
TOTAL MARKET OB/XF VALUE		4,541
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		362,401
SOH/AGL Deduction		183,893
ASSESSED VALUE		178,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,786
TOTAL JUST VALUE		362,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623393	H/AC	0	08/01/2016
B007771	NEW CONSTR	104,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0980/0932	4/10/2001	WD	Q	I		136,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STONER RUSSELL & CY						
0958/1409	11/16/2000	WD	U	V	19	26,300
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 FSP=[YR=2011] N9 W17 S9 E17 $ W38 S24
FGR=[YR=2001] S21 E18 FOP=[YR=2001] S5 E11 S2 E12 N7 W3 N2
W6 S2 W14 $E2 N21 W20 $ E20 S21 E12 N2 E6 S2 E12 N45 $.

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	0812	CONCRETE C	0	100	0	0	1,048.00	SF	4.00	4.00	100	2001	2001	3	79	3,312	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2005	2005	3	64	1,229	

LAND DESCRIPTION

TOTAL OB/XF 4,541

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS