LOT 31
IN OR 1920/1471
FLORA PARKE PB 6/137-139

ORBAN HERBERT M & LOUANNE B
23947 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0031-0000

BUILDING CHARACTERISTICS

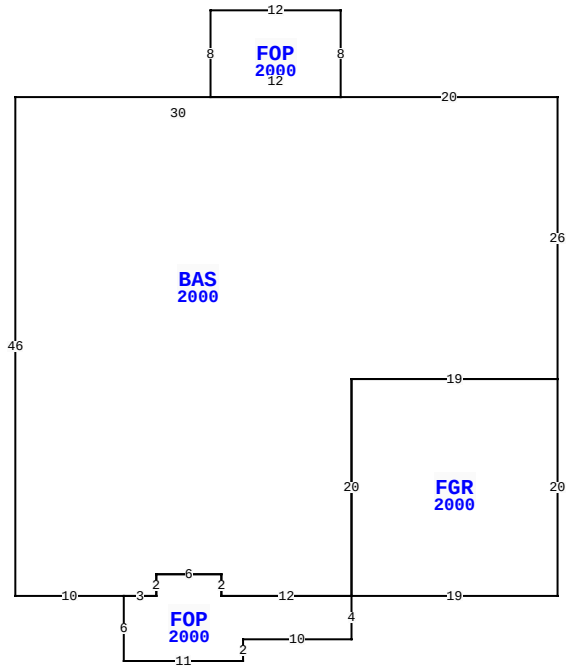
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	2000	1,908	226,470
FGR	380	55	2000	209	24,807
FOP	96	30	2000	29	3,442
FOP	118	30	2000	35	4,154
TOTALS	2,502			2,181	258,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	109.6620	144.75	315,700	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2015 Heated Area: 1908 HX Base Yr 2015



23947 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		258,874
TOTAL MARKET OB/XF VALUE		39,736
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		383,610
SOH/AGL Deduction		155,454
ASSESSED VALUE		228,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,434
TOTAL JUST VALUE		383,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531145	SWIM POOL	25,000	09/01/2015
996482	NEW CONSTR	137,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/1471	5/30/2014	WD	Q	I	02	221,000
GRANTOR: HUGHES CAROLE L & ROB						
GRANTEE: ORBAN HERBERT M & L						
1243/1664	7/07/2004	WD	Q	I		179,900
GRANTOR: HENRY TIA MICHELLE &						
GRANTEE: HUGHES CAROLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 FOP=[YR=2000] N8 W12 S8 E12 $ W30 S46 E10 FOP=[YR=2000] S6 E11 N2 E10 N4 FGR=[YR=2000] E19 N20 W19S20 $ W12 N2 W6 S2 W3 $ E3 N2 E6 S2 E12 N20 E19 N26 $.

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	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2000	2000	3	77	390	
3	0810	CONCRETE A	0	100	53	18	954.00	SF	6.50	6.50	100	2000	2000	3	77	4,775	
4	0478	VF 6 SLAT	0	100	0	0	154.00	LF	15.00	15.00	100	2005	2005	3	64	1,478	
5	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2015	2015	3	75	19,890	
6	0911	SCRN RM A	0	100	0	0	608.00	SF	17.50	17.50	100	2015	2015	3	65	6,916	
7	0855	CONC PAVER	0	100	0	0	356.00	SF	10.00	10.00	100	2015	2015	3	95	3,382	

LAND DESCRIPTION

TOTAL OB/XF 39,736

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS