LOT 32
FLORA PARKE PB 6/137-139

**ROSELLINI CHRISTOPHER/ATWAL DIANE LYNN**
23963 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

# 2025

**25-2N-28-0550-0032-0000**

## 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 | 11 | CLAY TILE 100 |
| 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 |

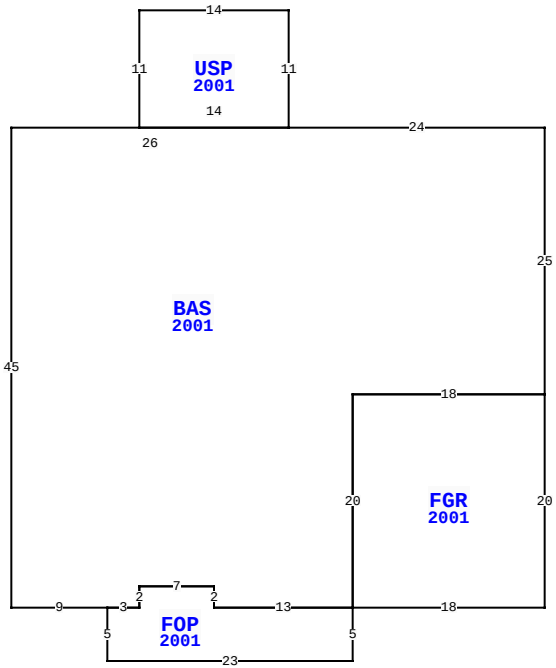
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,876 | 100 | 2001 | 1,876 | 259,880 |
| FGR | 360 | 55 | 2001 | 198 | 27,429 |
| FOP | 129 | 30 | 2001 | 39 | 5,403 |
| USP | 154 | 30 | 2001 | 46 | 6,372 |
| TOTALS | 2,519 | | | 2,159 | 299,084 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,159 | 118.5800 | 156.53 | 337,948 | 2001 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 1876 HX Base Yr 2017




23963 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 | | 299,084 |
| TOTAL MARKET OB/XF VALUE | | 8,523 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 392,607 |
| SOH/AGL Deduction | | 177,913 |
| ASSESSED VALUE | | 214,694 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 163,972 |
| TOTAL JUST VALUE | | 392,607 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 368,503 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1706013 | REPAIR/RRF | 12,477 | 09/01/2017 |
| B018541 | XFOB | 3,550 | 07/01/2001 |
| B007686 | NEW CONSTR | 100,000 | 11/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2791/1568 | 5/23/2025 | WD | Q | I | 01 | 376,000 |
| GRANTOR: PERKINS RYAN & JENNIF | | | | | | |
| GRANTEE: ROSELLINI CHRISTOPH | | | | | | |
| 2719/550 | 6/17/2024 | LE | U | I | 11 | 100 |
| GRANTOR: PERKINS RYAN & JENNIF | | | | | | |
| GRANTEE: SHOWERMAN DEVONA JA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W24 USP=[YR=2001] N11 W14 S11 E14 $ W26 S45 E9 FOP=[YR=2001] S5 E23 N5 FGR=[YR=2001] E18 N20 W18 S20 $ W13 N2 W7 S2 W3 $ E3 N2 E7 S2 E13 N20 E18 N25 $ .

## 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 | 2001 | 2001 | 3 | 84 | 2,940 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 960.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 79 | 3,944 | |
| 3 | 0475 | VF 4 SBPL | 0 | 100 | 0 | 0 | 170.00 | LF | 14.00 | 14.00 | 100 | 2002 | 2002 | 3 | 55 | 1,309 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2002 | 2002 | 3 | 55 | 330 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,523

| 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