LOT 33
IN OR 1641/543
FLORA PARKE PB 6/137-139

LARSEN THOMAS A &/FRIES CHARLOTTE
23977 FLORA PARK BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0033-0000

BUILDING CHARACTERISTICS

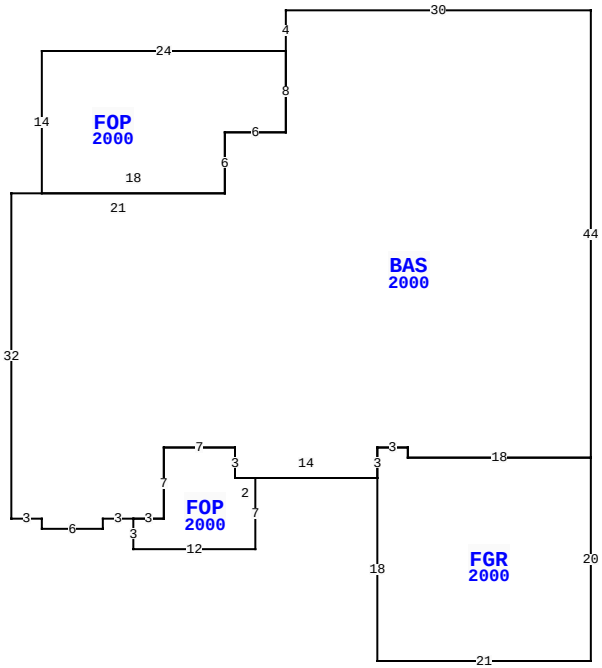
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,172	100	2000	2,172	266,675
FGR	423	55	2000	233	28,607
FOP	93	30	2000	28	3,438
FOP	300	30	2000	90	11,050
TOTALS	2,988			2,523	309,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,523	105.2160	138.89	350,419	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 100% - 2010 Heated Area: 2172 HX Base Yr 2010



23977 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		309,770
TOTAL MARKET OB/XF VALUE		21,997
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,767
SOH/AGL Deduction		262,653
ASSESSED VALUE		154,114
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,392
TOTAL JUST VALUE		416,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209201	XFOB	5,354	01/01/2002
B0007239	NEW CONSTR	105,961	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1641/0543	9/24/2009	WD	U	I	38	185,000
GRANTOR: SNYDER JON & DOROTHY						
GRANTEE: LARSEN THOMAS A & C						
1448/0999	9/29/2006	WD	Q	I		320,000
GRANTOR: WILLIAMS HAROLD E & M						
GRANTEE: SNYDER JON & DOROTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 S4 FOP=[YR=2000] W24 S14 E18 N6 E6 N8 $ S8 W6 S6 W21 S32 E3 S1 E6 N1 E3 FOP=[YR=2000] S3 E12 N7 W2 N3 W7 S7 W3 $ E3 N7 E7 S3 E14 FGR=[YR=2000] S18 E21 N20 W18 N1 W3 S3 $ N3 E3 S1 E18 N44 $.

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	0811	CONCRETE B	0	100	0	0	1,056.00	SF	5.20	5.20	100	2000	2000	3	77	4,228	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2004	2004	3	32	8,160	
4	0845	KOOL DECK	0	100	0	0	306.00	SF	7.25	7.25	100	2004	2004	3	83	1,841	
5	0825	BRICK	0	100	50	3	150.00	SF	12.50	12.50	100	2004	2004	3	95	1,781	
6	0471	VINYL FNC	0	100	0	0	138.00	LF	32.00	32.00	100	2004	2004	3	61	2,694	
7	0810	CONCRETE A	0	100	8	9	72.00	SF	6.50	6.50	100	2004	2004	3	83	388	

LAND DESCRIPTION

TOTAL OB/XF 21,997

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