LOT 57
FLORA PARKE PB 6/137-139

BERNSTEIN BRUCE P
24091 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0057-0000

BUILDING CHARACTERISTICS

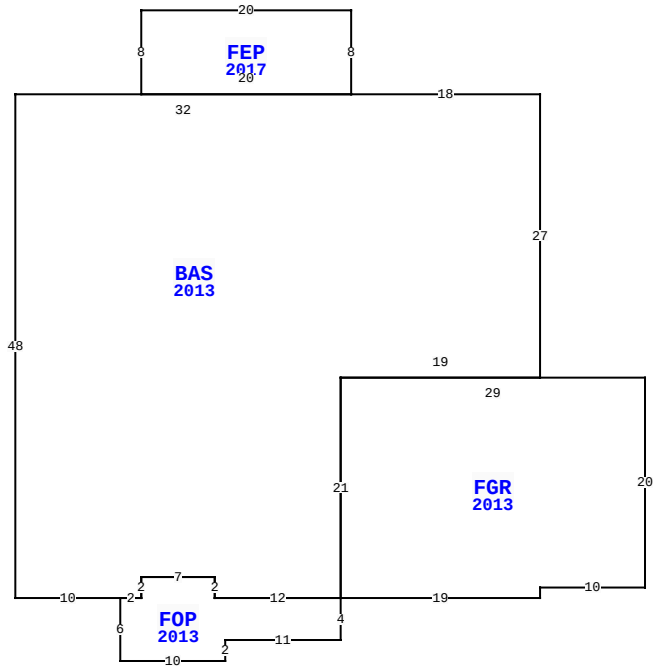
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,987	100	2013	1,987	269,358
FEP	160	80	2017	128	17,352
FGR	599	55	2013	329	44,599
FOP	118	30	2013	35	4,745
TOTALS	2,864			2,479	336,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,479	108.6720	143.45	355,613	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2021 Heated Area: 1987 HX Base Yr 2021



24091 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		336,054
TOTAL MARKET OB/XF VALUE		14,864
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,918
SOH/AGL Deduction		242,113
ASSESSED VALUE		193,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,083
TOTAL JUST VALUE		435,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103425	SOLAR SYSTEM	9,088	03/22/2021
B1327125	CO ISSUED	0	10/16/2013
E1326324	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1443	8/21/2021	QC	U	I	11	127,300
GRANTOR: BERNSTEIN BRUCE P & V						
GRANTEE: BERNSTEIN BRUCE P						
2394/0047	9/18/2020	WD	Q	I	01	322,500
GRANTOR: WU EVELYNE						
GRANTEE: BERNSTEIN BRUCE P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FEP=[YR=2017] N8 W20 S8 E20 $ W32 S48 E10
FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N1 E10 N20
W29 S21 $ W12 N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N27 $.

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	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	0	1,298.00	SF	5.20	5.20	100	2013	2013	3	93	6,277	
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2018	2018	3	92	4,710	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 14,864

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