LOT 58
IN OR 2519/1683
FLORA PARKE PB 6/137-139

TAYLOR ROBERT C/WARD SARAH G
24105 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0058-0000

BUILDING CHARACTERISTICS

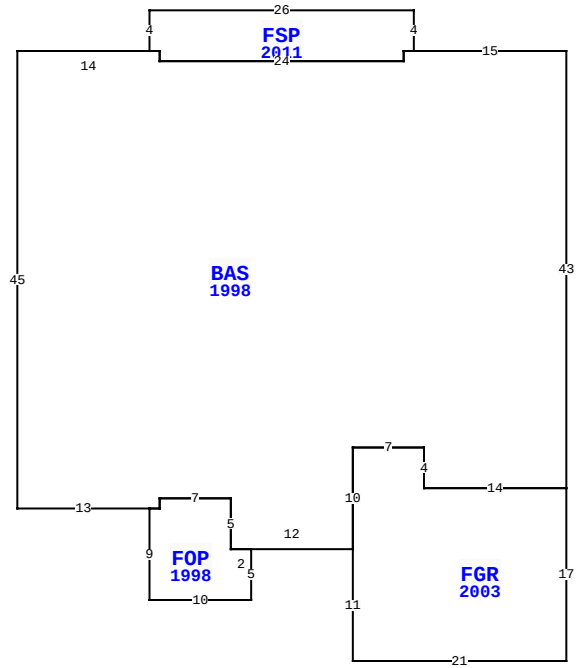
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,377	100	1998	2,377	284,597
FGR	385	55	2003	212	25,382
FOP	89	30	1998	27	3,233
FSP	128	40	2011	51	6,107
TOTALS	2,979			2,667	319,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	104.2560	137.62	367,033	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2023 Heated Area: 2377 HX Base Yr 2023



24105 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		319,319
TOTAL MARKET OB/XF VALUE		12,334
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,653
SOH/AGL Deduction		26,379
ASSESSED VALUE		390,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,552
TOTAL JUST VALUE		416,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705615	WINDOWS	11,200	09/01/2017
98-5223	NEW CONSTR	163,100	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1683	12/08/2021	WD	Q	I	01	375,000
GRANTOR: HADDEMAN LUZIVETTE						
GRANTEE: TAYLOR ROBERT C & S						
2048/0145	5/20/2016	WD	Q	I	01	220,000
GRANTOR: SASSE PATRICIA M						
GRANTEE: HADDEMAN MICHAEL J						

BUILDING NOTES

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1998	1998	3	73	427	
3	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1998	1998	3	73	2,672	
4	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00	10.00	100	2021	2021	3	99	6,435	

BUILDING DIMENSIONS

BAS=[YR=1998] W15 FSP=[YR=2011] N4 W26 S4 E1 S1 E24 N1 E1$ W1 S1 W24 N1 W14 S45 E13 FOP=[YR=1998] S9 E10 N5 W2 N5 W7 S1 W1$ E1 N1 E7 S5 E12 FGR=[YR=2003] S11 E21 N17 W14 N4 W7 S10$ N10 E7 S4 E14 N43$.

LAND DESCRIPTION

TOTAL OB/XF 12,334

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