LOT 59
FLORA PARKE PB 6/137-139

JACKSON KYLE M
24123 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0059-0000

BUILDING CHARACTERISTICS

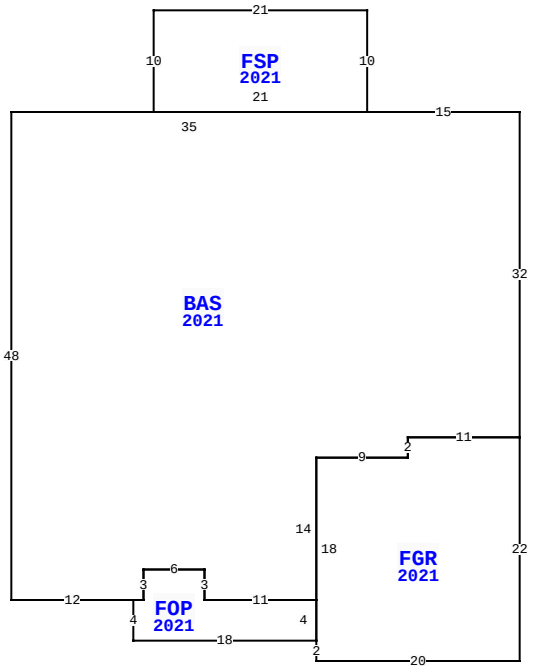
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,080	100	2021	2,080	291,686
FGR	422	55	2021	232	32,534
FOP	90	30	2021	27	3,787
FSP	210	40	2021	84	11,780
TOTALS	2,802			2,423	339,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	107.3100	141.65	343,218	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2080 HX Base Yr 2022



24123 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		339,786
TOTAL MARKET OB/XF VALUE		4,401
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,187
SOH/AGL Deduction		100,458
ASSESSED VALUE		328,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,007
TOTAL JUST VALUE		429,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010111	CO ISSUED	0	06/14/2021
B2010111	NEW CONSTR	282,246	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0490	6/22/2021	WD	Q	I	01	374,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JACKSON KYLE M						
1612/0313	3/13/2009	WD	U	V	30	150,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] N10 W21 S10 E21$ W35 S48 E12 FOP=[YR=2021] S4 E18 FGR=[YR=2021] S2 E20 N22 W11 S2 W9 S18$ N4 W11 N3 W6 S3 W1$ E1 N3 E6 S3 E11 N14 E9 N2 E11 N32$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2021	2021	3	99	386	
2	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	2021	2021	3	99	4,015	

LAND DESCRIPTION

TOTAL OB/XF 4,401

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 07/01/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS