LOT 61
IN OR 1845/1959
FLORA PARKE PB 6/137-139

AMERICAN HOMES 4 RENT PROPERTIES ONE LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

25-2N-28-0550-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

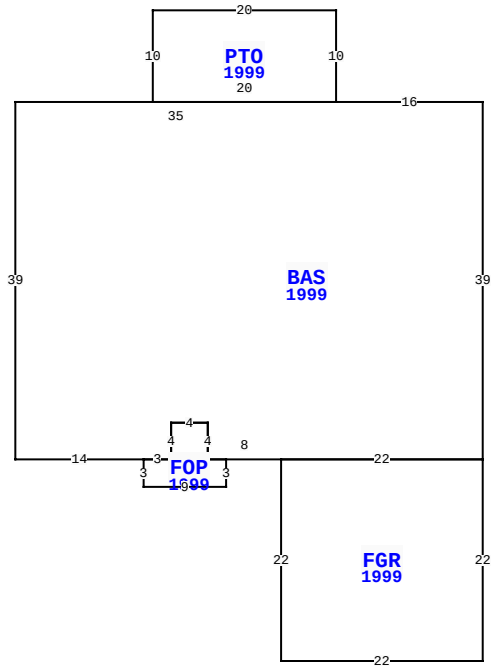
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,973	100	1999	1,973	226,032
FGR	484	55	1999	266	30,474
FOP	43	30	1999	13	1,489
PTO	200	5	1999	10	1,146
TOTALS	2,700			2,262	259,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,262	106.8200	141.00	318,942	1999	1999	0	0	0	18.75	81.25

1 SNGL FAM – 0% - 0 Heated Area: 1973 HX Base Yr



24012 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	259,140
TOTAL MARKET OB/XF VALUE	8,256
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	352,396
SOH/AGL Deduction	55,158
ASSESSED VALUE	297,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,238
TOTAL JUST VALUE	352,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 3520	H/AC	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1959	2/20/2013	WD	U	I	11	100
GRANTOR: SYNOVUS MORTGAGE CORP						
GRANTEE: AMERICAN HOMES 4 RE						
1842/0998	2/20/2013	WD	Q	I	02	130,000
GRANTOR: SYNOVUS MORTGAGE CORP						
GRANTEE: AMERICAN HOMES 4 RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 PTO=[YR=1999] N10 W20 S10 E20 $ W35 S39
E14 FOP=[YR=1999] S3 E9 N3 W2 N4 W4 S4 W3 $ E3 N4 E4 S4 E8
FGR=[YR=1999] S22 E22 N22 W22 $ E22 N39 $.

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	0	65	3	195.00	SF	6.50	6.50	100	1999	1999	3	75	951	
2	0810	CONCRETE A	0	0	0	0	917.00	SF	6.50	6.50	100	1999	1999	3	75	4,470	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 8,256

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	0		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