LOT 62
FLORA PARKE PB 6/137-139

FENDER DONNA L/E/
112 MISTY VALLEY DR
CANTON, GA 30114

2025

25-2N-28-0550-0062-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 20
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

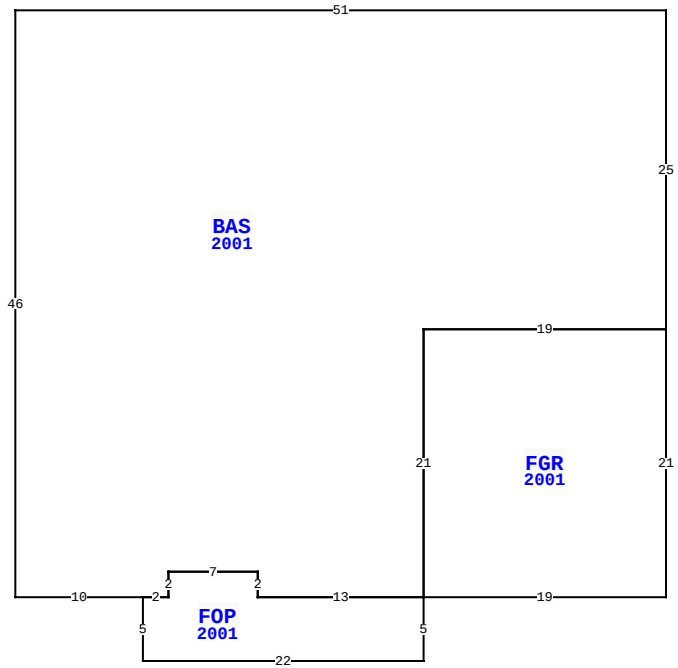
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	2001	1,933	239,002
FGR	399	55	2001	219	27,077
FOP	124	30	2001	37	4,575
TOTALS	2,456			2,189	270,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,189	105.8400	139.71	305,825	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 2023 Heated Area: 1933 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

24000 FLORA PARKE BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,655
TOTAL MARKET OB/XF VALUE	8,566
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	364,221
SOH/AGL Deduction	0
ASSESSED VALUE	364,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	364,221
TOTAL JUST VALUE	364,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007773	NEW CONSTR	100,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1257	9/13/2022	LE	U	I	11	100
GRANTOR: FENDER DONNA						
GRANTEE: FENDER FRED M III &						
2592/1255	9/12/2022	QC	U	I	11	100
GRANTOR: FENDER FRED M III & K						
GRANTEE: FENDER DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W51 S46 E10 FOP=[YR=2001] S5 E22 N5
FGR=[YR=2001] E19 N21 W19 S21 $ W13 N2 W7 S2 W2 $ E2 N2 E7
S2 E13 N21 E19 N25 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	0	0	0	1,184.00	SF	4.00	4.00	100	2001	2001	3	79	3,741	
3	0476	VF 6 SBPL	0	0	0	0	52.00	LF	32.00	32.00	100	2021	2021	3	96	1,597	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,566

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