LOT 64
IN OR 1399/1352
FLORA PARKE PB 6/137-139

BEALL MYRTLE
23970 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0064-0000

BUILDING CHARACTERISTICS

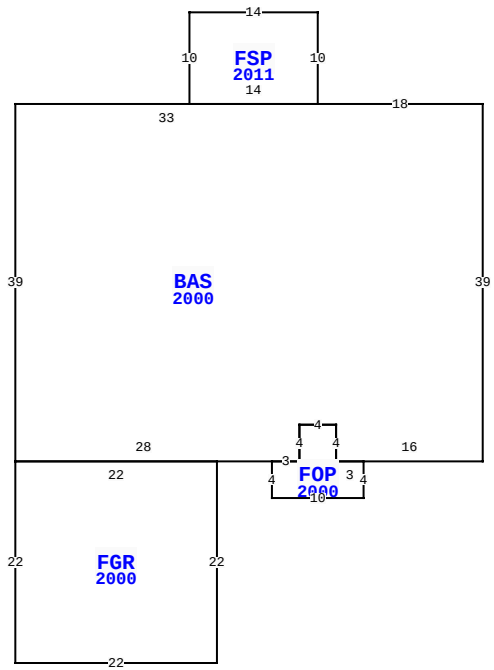
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,973	100	2000	1,973	242,570
FGR	484	55	2000	266	32,703
FOP	56	30	2000	17	2,090
FSP	140	40	2011	56	6,885
TOTALS	2,653			2,312	284,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,312	105.8400	139.71	323,010	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2007 Heated Area: 1973 HX Base Yr 2007



23970 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,249
TOTAL MARKET OB/XF VALUE		8,499
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,748
SOH/AGL Deduction		189,836
ASSESSED VALUE		187,912
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		132,190
TOTAL JUST VALUE		377,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007304	NEW CONSTR	100,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1352	3/28/2006	WD	Q	I		275,000
GRANTOR: JIMENEZ GUSTAVO R & L						
GRANTEE: BEALL FRANK &MYRTLE						
0963/0967	12/21/2000	WD	Q	I		139,300
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: JIMENEZ GUSTAVO R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 FSP=[YR=2011] N10 W14 S10 E14 $ W33 S39
FGR=[YR=2000] S22 E22 N22 W22 $ E28 FOP=[YR=2000] S4 E10 N4
W3 N4 W4 S4 W3 $ E3 N4 E4 S4 E16 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	100	0	0	1,397.00	SF	5.20	5.20	100	2000	2000	3	77	5,594	

LAND DESCRIPTION

TOTAL OB/XF 8,499

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