LOT 65
IN OR 1449/314
FLORA PARKE PB 6/137-139

BENNETT LARRY E & JENNIFER K
153057 CR 108
YULEE, FL 32097

2025

25-2N-28-0550-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

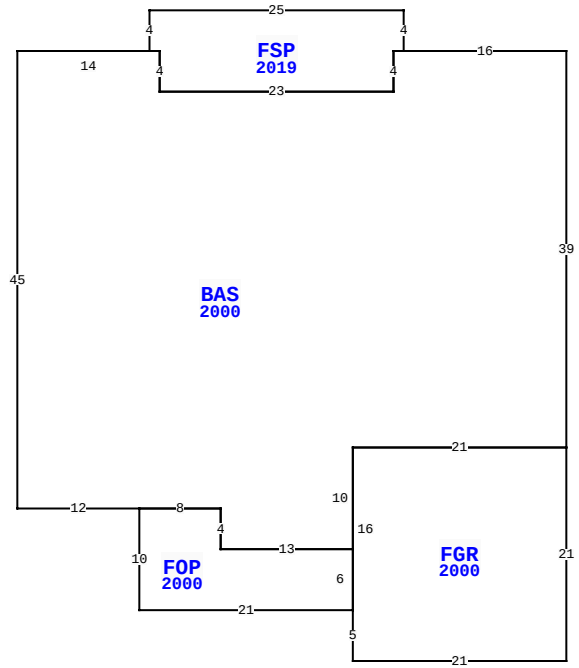
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,264	100	2000	2,264	276,713
FGR	441	55	2000	243	29,700
FOP	158	30	2000	47	5,745
FSP	192	40	2019	77	9,412
TOTALS	3,055			2,631	321,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	105.2160	138.89	365,420	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 2025 Heated Area: 2264 HX Base Yr



23954 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	321,570
TOTAL MARKET OB/XF VALUE	28,680
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	435,250
SOH/AGL Deduction	0
ASSESSED VALUE	435,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,250
TOTAL JUST VALUE	435,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905434	REPAIR/RRF	17,200	07/01/2019
E007232	NEW CONSTR	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/0314	10/03/2006	WD	Q	I		290,000
GRANTOR: TWIGGS CHRISTOPHER Z						
GRANTEE: BENNETT LARRY E & J						
0964/0437	12/28/2000	WD	Q	I		157,400
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: TWIGGS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FSP=[YR=2019] N4 W25 S4 E1 S4 E23 N4 E1 $ W1 S4 W23 N4 W14 S45 E12 FOP=[YR=2000] S10 E21 FGR=[YR=2000] S5 E21 N21 W21 S16 $ N6 W13 N4 W8 $ E8 S4 E13 N10 E21 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	0	0	0	829.00	SF	5.20	5.20	100	2000	2000	3	77	3,319	
3	0861	POOL GUNIT	0	0	0	0	512.00	SF	85.00	85.00	100	2005	2005	3	36	15,667	
4	0845	KOOL DECK	0	0	0	0	478.00	SF	7.25	7.25	100	2005	2005	3	84	2,911	
5	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00	100	2005	2005	3	64	3,686	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

LAND DESCRIPTION

TOTAL OB/XF 28,680

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS