LOT 66
FLORA PARKE PB 6/137-139

LUCIANI LOUIS V & CHRISTINA A L/E/
23938 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0066-0000

BUILDING CHARACTERISTICS

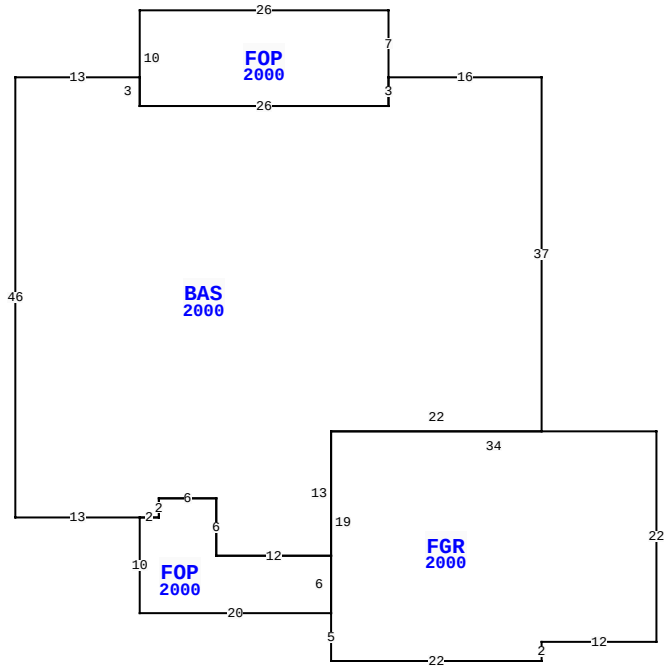
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,290	100	2000	2,290	258,385
FGR	792	55	2000	436	49,195
FOP	164	30	2000	49	5,528
FOP	260	30	2000	78	8,801
TOTALS	3,506			2,853	321,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,853	104.2460	137.60	392,573	2000	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2006 Heated Area: 2290 HX Base Yr 2006



23938 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		321,910
TOTAL MARKET OB/XF VALUE		17,933
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		424,843
SOH/AGL Deduction		199,288
ASSESSED VALUE		225,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,833
TOTAL JUST VALUE		424,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310909	SWIM POOL	28,452	01/01/2003
006948	NEW CONSTR	128,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/1949	12/19/2024	QC	U	I	11	100
GRANTOR: LUCIANI LOUIS V & CHR						
GRANTEE: JUREWICZ DANIELE L						
1305/1153	3/30/2005	WD	Q	I		299,900
GRANTOR: SHEPPERD ROY L & JOYC						
GRANTEE: LUCIANI LOUIS V & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FOP=[YR=2000] N7 W26 S10 E26 N3 $ S3 W26 N3 W13 S46 E13 FOP=[YR=2000] S10 E20 FGR=[YR=2000] S5 E22 N2 E12 N22 W34 S19 $ N6 W12 N6 W6 S2 W2 $ E2 N2 E6 S6 E12 N13 E22 N37 $.

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	0	0	1,135.00	SF	6.50	6.50	100	2000	2000	3	77	5,681	
2	0861	POOL GUNIT	0	100	11	27	297.00	SF	85.00	85.00	100	2003	2003	3	29	7,321	
3	0845	KOOL DECK	0	100	0	0	412.00	SF	7.25	7.25	100	2003	2003	3	82	2,449	
4	0911	SCRN RM A	0	100	0	0	709.00	SF	17.50	17.50	100	2003	2003	3	20	2,482	

LAND DESCRIPTION

TOTAL OB/XF 17,933

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