

LOT 96
IN OR 1763/769
FLORA PARKE 2A PB 6/239

WRIGHT PAUL C & TERRI A LIVING TRUST/WRIGHT PAUL C
23793 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0096-0000



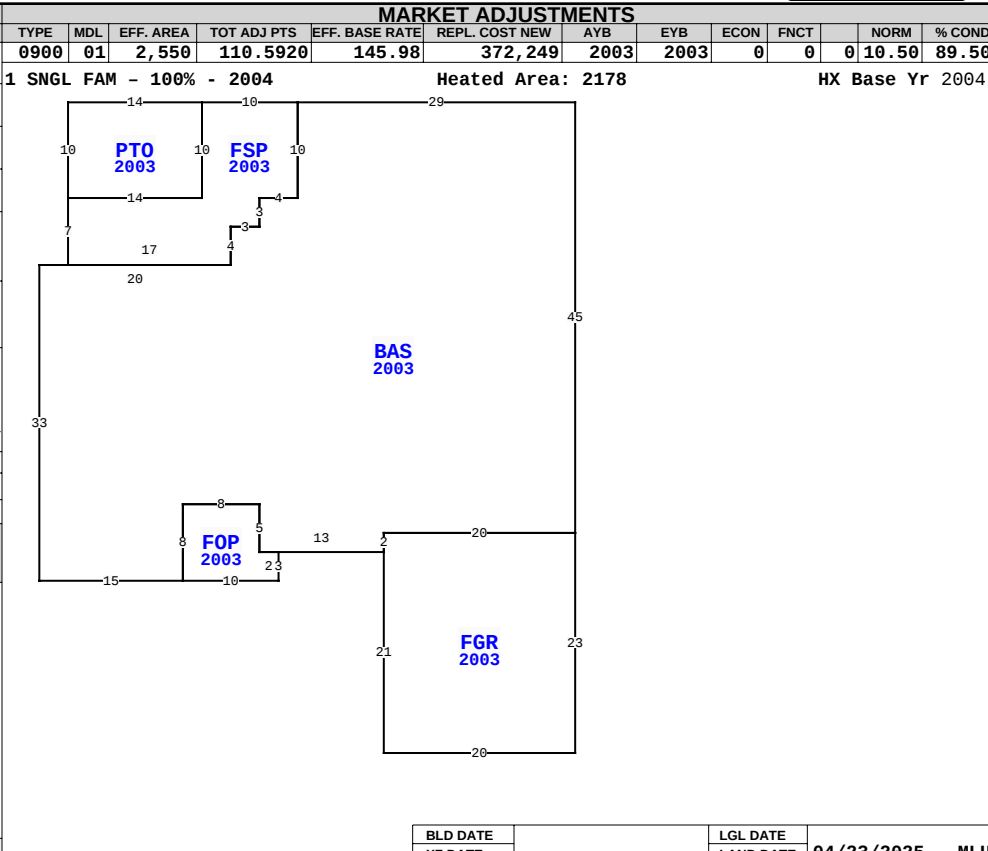
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,178	100	2003	2,178	284,560
FGR	460	55	2003	253	33,055
FOP	70	30	2003	21	2,744
FSP	228	40	2003	91	11,889
PTO	140	5	2003	7	915
TOTALS	3,076			2,550	333,163

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,952.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	0	0	140.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



23793 FLORA PARKE BLVD, FERNANDINA BEACH											
TOTAL OB/XF 7,996											

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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						333,163					
TOTAL MARKET OB/XF VALUE						7,996					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						426,159					
SOH/AGL Deduction						222,119					
ASSESSED VALUE						204,040					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						153,318					
TOTAL JUST VALUE						426,159					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						400,457					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429560	REMODEL	22,000	11/01/2014
B25880	REMODEL	8,500	04/01/2012
B0310819	NEW CONSTR	161,006	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1763/0769	6/22/2011	WD	U	I	30	100	
GRANTOR: WRIGHT PAUL C & TERRI							
GRANTEE: WRIGHT PAUL C & TER							
1154/1807	7/18/2003	WD	Q	I		189,100	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: WRIGHT PAUL C & TER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W29 FSP=[YR=2003] W10 PTO=[YR=2003] W14 S10 E14 N10\$ S10 W14 S7 E17 N4 E3 N3 E4 N10\$ S10 W4 S3 W3 S4 W20 S33 E15 FOP=[YR=2003] E10 N3 W2 N5 W8 S8\$ N8 E8 S5 E13 FGR=[YR=2003] S21 E20 N23 W20 S2 \$ N2 E20 N45\$.											