LOT 97
FLORA PARKE 2A PB 6/239

FARMER SUSAN C L/E/
23751 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0097-0000

BUILDING CHARACTERISTICS

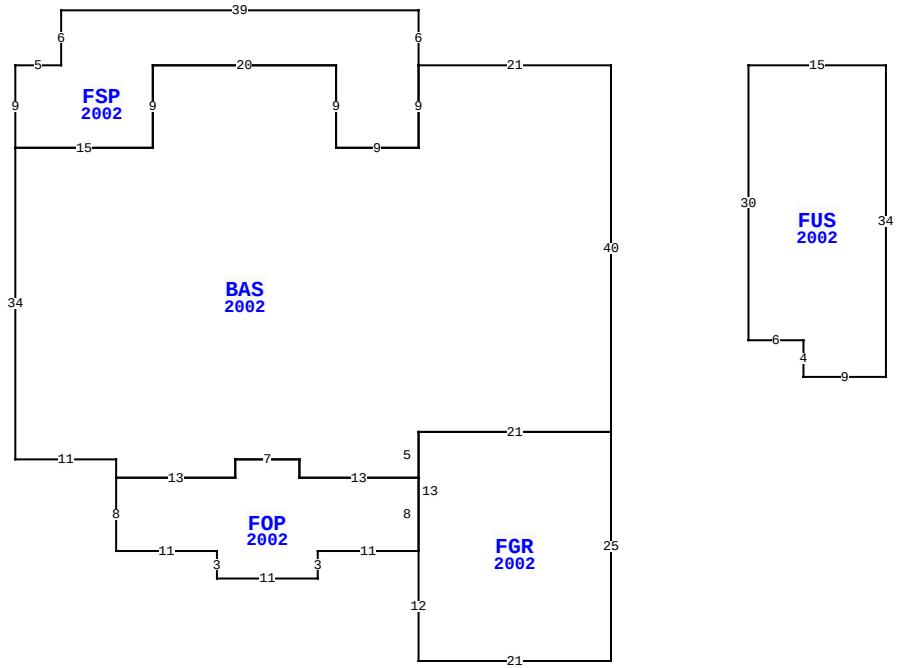
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,568	100	2002	2,568	303,014
FGR	525	55	2002	289	34,101
FOP	311	30	2002	93	10,974
FSP	450	40	2002	180	21,239
FUS	486	100	2002	486	57,346
TOTALS	4,340			3,616	426,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,616	100.4400	132.58	479,409	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 3054 HX Base Yr 2003



23751 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,674
TOTAL MARKET OB/XF VALUE		8,993
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		520,667
SOH/AGL Deduction		261,430
ASSESSED VALUE		259,237
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,515
TOTAL JUST VALUE		520,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209693	NEW CONSTR	151,693	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/0310	3/12/2019	LE	U	I	11	100
GRANTOR: FARMER SUSAN C						
GRANTEE: FARMER JUSTIN ALLEN						
1348/0684	9/08/2005	QC	Q	I	01	100
GRANTOR: FARMER JESS R						
GRANTEE: FARMER SUSAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2002] N6 W39 S6 W5 S9 E15 N9 E20 S9 E9 N9$ S9 W9 N9 W20 S9 W15 S34 E11 S2 FOP=[YR=2002] S8 E11 S3 E11 N3 E11 FGR=[YR=2002] S12 E21 N25 W21 S13$ N8 W13 N2 W7 S2 W13$ E13 N2 E7 S2 E13 N5 E21 N40$ PTR=E15 FUS=[YR=2002] E15 S34 W9 N4 W6 N30$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0811	CONCRETE B	0	100	0	0	798.00	SF	5.20	5.20	100	2002	2002	3	80	3,320	
3	0476	VF 6 SBPL	0	100	0	0	207.00	LF	32.00	32.00	100	2002	2002	3	55	3,643	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	55	330	

LAND DESCRIPTION

TOTAL OB/XF 8,993

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	000134	C	RES POND	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 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