



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 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

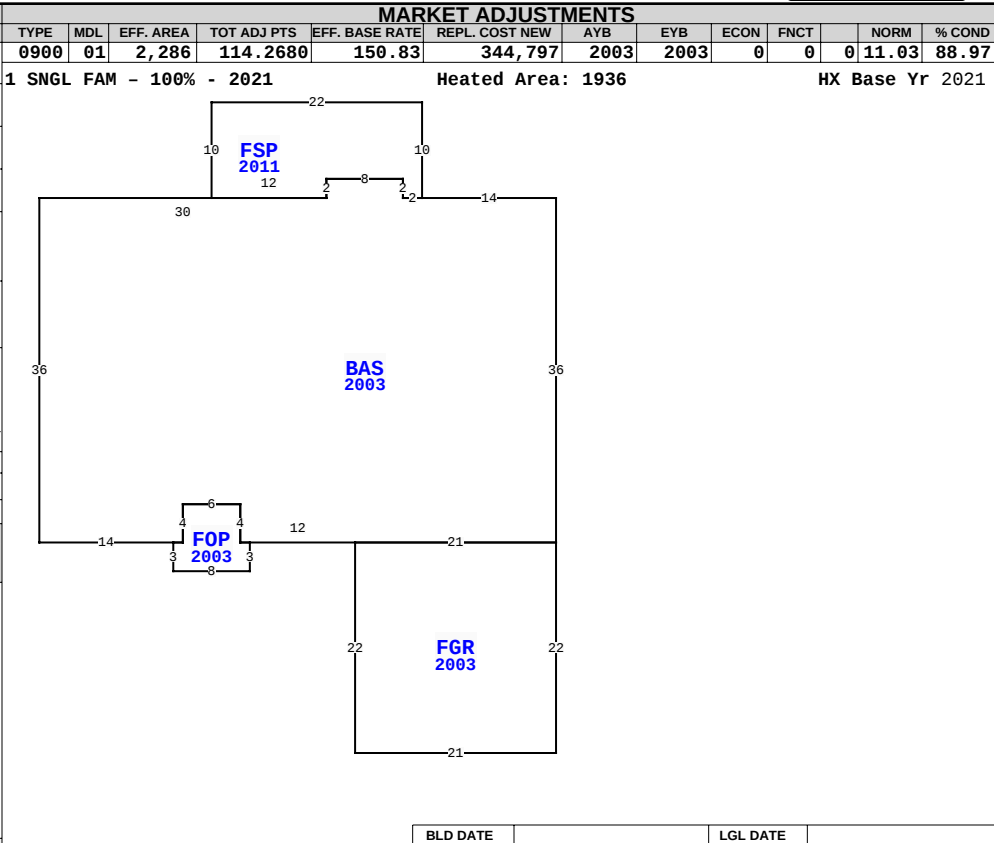
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	2003	1,936	259,799
FGR	462	55	2003	254	34,085
FOP	48	30	2003	14	1,879
FSP	204	40	2011	82	11,004
TOTALS	2,650			2,286	306,766

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0500	FP-PRE FAB	0 100	0	0
2	0812	CONCRETE C	0 100	0	0
3	0462	ST/AL FNC	0 100	120	0
4	0463	FENCE GATE	0 100	0	0

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



23833 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2003	2003	3	86	3,010	
4.00	100	2003	2003	3	82	4,238	
10.00	100	2004	2004	3	32	1,536	
300.00	100	2001	2001	3	52	156	

TOTAL OB/XF									
8,940									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,766	
TOTAL MARKET OB/XF VALUE		8,940	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		400,766	
SOH/AGL Deduction		137,596	
ASSESSED VALUE		263,110	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		212,388	
TOTAL JUST VALUE		400,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,473	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708259	REPAIR/RRF	11,750	12/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2699/245	3/08/2024	LE	U	I	11	100	
GRANTOR: PURDY DENNIS STUART &							
GRANTEE: PURDY KRISTEN DANIE							
2389/0042	8/21/2020	WD	Q	I	01	279,000	
GRANTOR: PHILIPS JOE P & JEAN							
GRANTEE: PURDY DENNIS & JANE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2003] W14 FSP=[YR=2011] N10 W22 S10 E12 N2 E8 S2 E2\$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N22 W21\$ E21 N36\$.							