LOT 119
FLORA PARKE 2A PB 6/239

ANDREWS DAVID E & VICKY
23857 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0119-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

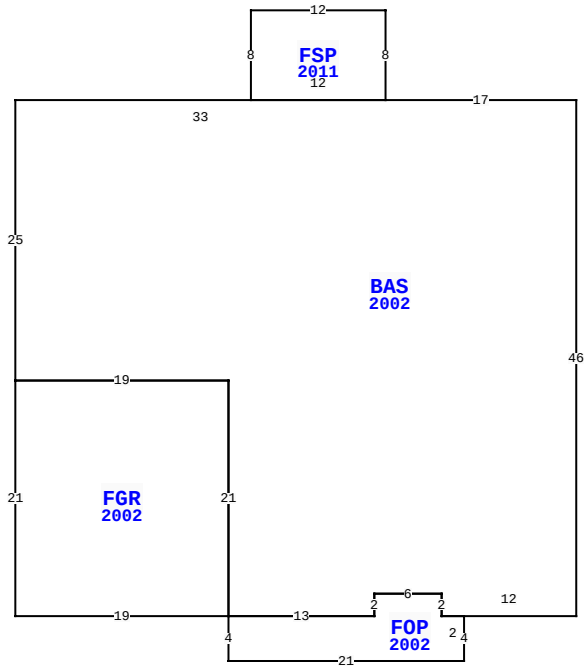
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2002	1,889	244,613
FGR	399	55	2002	219	28,359
FOP	96	30	2002	29	3,756
FSP	96	40	2011	38	4,920
TOTALS	2,480			2,175	281,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,175	107.8000	142.30	309,502	2002	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 1889 HX Base Yr 2024



23857 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		281,647
TOTAL MARKET OB/XF VALUE		9,191
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		375,838
SOH/AGL Deduction		12,033
ASSESSED VALUE		363,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,083
TOTAL JUST VALUE		375,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005226	H/AC	0	07/01/2020
B0209333	NEW CONSTR	140,840	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1325	9/14/2023	WD	Q	I	01	450,000
GRANTOR: GUNES NAIF						
GRANTEE: ANDREWS DAVID E & V						
2467/0439	5/28/2021	WD	Q	I	01	325,000
GRANTOR: PARKMAN JAMES C & NAN						
GRANTEE: GUNES SARA E & NAIF						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	2002	2002	3	80	3,528	
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2004	2004	3	32	2,688	

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FSP=[YR=2011] N8 W12 S8 E12 $ W33 S25
FGR=[YR=2002] S21 E19 N21 W19 $ E19 S21 FOP=[YR=2002] S4
E21 N4 W2 N2 W6 S2 W13 $ E13 N2 E6 S2 E12 N46 $.

LAND DESCRIPTION

TOTAL OB/XF 9,191

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 07/12/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS