



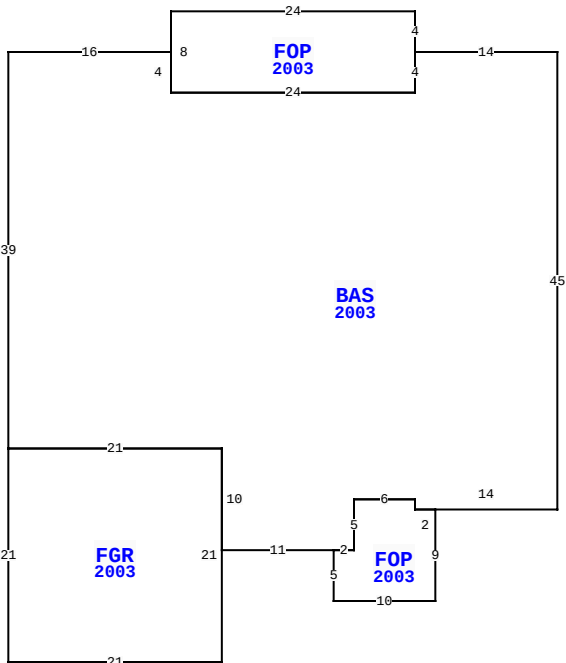
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,254	100	2003	2,254	273,530
FGR	441	55	2003	243	29,488
FOP	88	30	2003	26	3,155
FOP	192	30	2003	58	7,038
TOTALS	2,975			2,581	313,212

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20
3	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,581	102.7200	135.59	349,958	2003	2003	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 2254 HX Base Yr 2021									
									
23871 FLORA PARKE BLVD, FERNANDINA BEACH									
BLD DATE: 04/23/2025 MLU									

TOTAL OB/XF									
7,667									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,212	
TOTAL MARKET OB/XF VALUE		7,667	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		405,879	
SOH/AGL Deduction		139,818	
ASSESSED VALUE		266,061	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		215,339	
TOTAL JUST VALUE		405,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802495	WINDOWS	24,875	04/01/2018
E0310627	NEW CONSTR	2,000	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2474/1631	6/17/2021	QC	U	I	11	100	
GRANTOR: MILLER JASON P & MORE							
GRANTEE: MILLER JASON P & MO							
2341/0011	2/21/2020	WD	Q	I	01	274,900	
GRANTOR: BELSON GARY W & ANNA							
GRANTEE: MILLER JASON P & MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FOP=[YR=2003] N4 W24 S8 E24 N4\$ S4 W24 N4 W16 S39 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E11 FOP=[YR=2003] S5 E10 N9 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N45\$.									