LOT 128
IN OR 2131/1827
FLORA PARKE 2B PB 6/255

HERBEN ANNI L
23730 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0128-0000

BUILDING CHARACTERISTICS

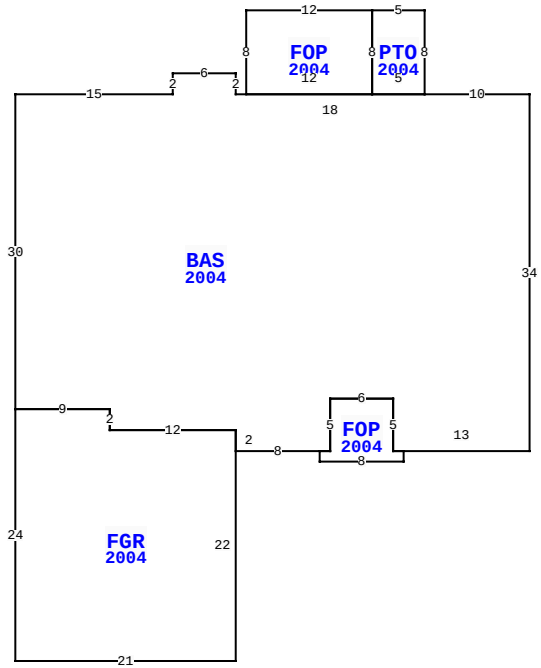
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,588	100	2004	1,588	204,847
FGR	480	55	2004	264	34,055
FOP	38	30	2004	11	1,419
FOP	96	30	2004	29	3,741
PTO	40	5	2004	2	258
TOTALS	2,242			1,894	244,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,894	108.5840	143.33	271,467	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 1588 HX Base Yr 2018



23730 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		244,320
TOTAL MARKET OB/XF VALUE		4,479
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		333,799
SOH/AGL Deduction		130,754
ASSESSED VALUE		203,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,323
TOTAL JUST VALUE		333,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412669	NEW CONSTR	124,383	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/1827	7/06/2017	WD	Q	I	01	225,000
GRANTOR: BISHOP ALICIA KAREN						
GRANTEE: HERBEN ANNI L						
1936/1131	8/29/2014	WD	Q	I	01	208,000
GRANTOR: HULETT DANIEL						
GRANTEE: BISHOP ALICIA KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10PTO=[YR=2004] N8 W5 FOP=[YR=2004] W12 S8 E12 N8 $ S8 E5 $ W18 N2 W6 S2 W15 S30 FGR=[YR=2004] S24 E21 N22 W12 N2 W9 $ E9 S2 E12 S2 E8 FOP=[YR=2004] S1 E8 N1 W1 N5 W6 S5 W1 $ E1 N5 E6 S5 E13 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,349.00	SF	4.00	4.00	100	2004	2004	3	83	4,479	

LAND DESCRIPTION

TOTAL OB/XF 4,479

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	000100	C	RES	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS