LOT 130
FLORA PARKE 2B PB 6/255

**ENGLAND SANDRA LYNN**
23626 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

# 2025

**25-2N-28-0550-0130-0000**

## BUILDING CHARACTERISTICS

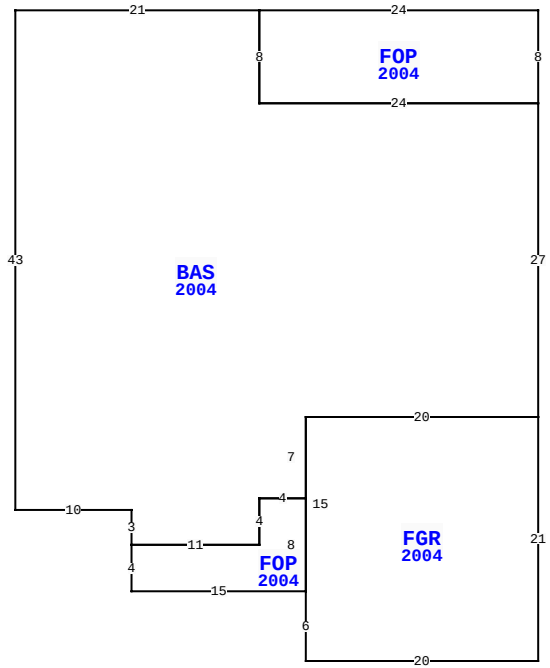
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,612 | 100 | 2004 | 1,612 | 208,743 |
| FGR | 420 | 55 | 2004 | 231 | 29,913 |
| FOP | 76 | 30 | 2004 | 23 | 2,978 |
| FOP | 192 | 30 | 2004 | 58 | 7,510 |
| TOTALS | 2,300 | | | 1,924 | 249,144 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,924 | 107.8000 | 142.30 | 273,785 | 2004 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1612 HX Base Yr 2024




23626 FLORA PARKE BLVD, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,144 |
| TOTAL MARKET OB/XF VALUE | | 11,306 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 345,450 |
| SOH/AGL Deduction | | 12,354 |
| ASSESSED VALUE | | 333,096 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 282,374 |
| TOTAL JUST VALUE | | 345,450 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,708 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2111686 | (2) WINDOWS | 4,824 | 09/02/2021 |
| R2005082 | REPAIR/RRF | 0 | 07/01/2020 |
| B0412688 | NEW CONSTR | 122,423 | 04/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/1827 | 5/24/2023 | WD | Q | I | 01 | 389,000 |
| GRANTOR: VINCENT CHELSEY K & J | | | | | | |
| GRANTEE: ENGLAND SANDRA LYNN | | | | | | |
| 2458/0107 | 4/30/2021 | WD | Q | I | 01 | 285,000 |
| GRANTOR: DEACON VICTOR JOSEPH | | | | | | |
| GRANTEE: VINCENT CHELSEY K & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2004] W24 BAS=[YR=2004] W21 S43 E10 S3 FOP=[YR=2004] S4 E15 FGR=[YR=2004] S6 E20 N21 W20 S15$ N8 W4 S4 W11$ E11 N4 E4 N7 E20 N27 W24 N8$ S8 E24 N8$ .

## 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 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 827.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 3,569 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 92 | 4,416 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 92 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,306

| 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 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS