

LOT 174
IN OR 1131/1211
FLORA PARKE 2B PB 6/255

ELLINGTON KENNETH & DEBORAH H
23667 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0174-0000



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	11	CLAY TILE 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
------------------	---------

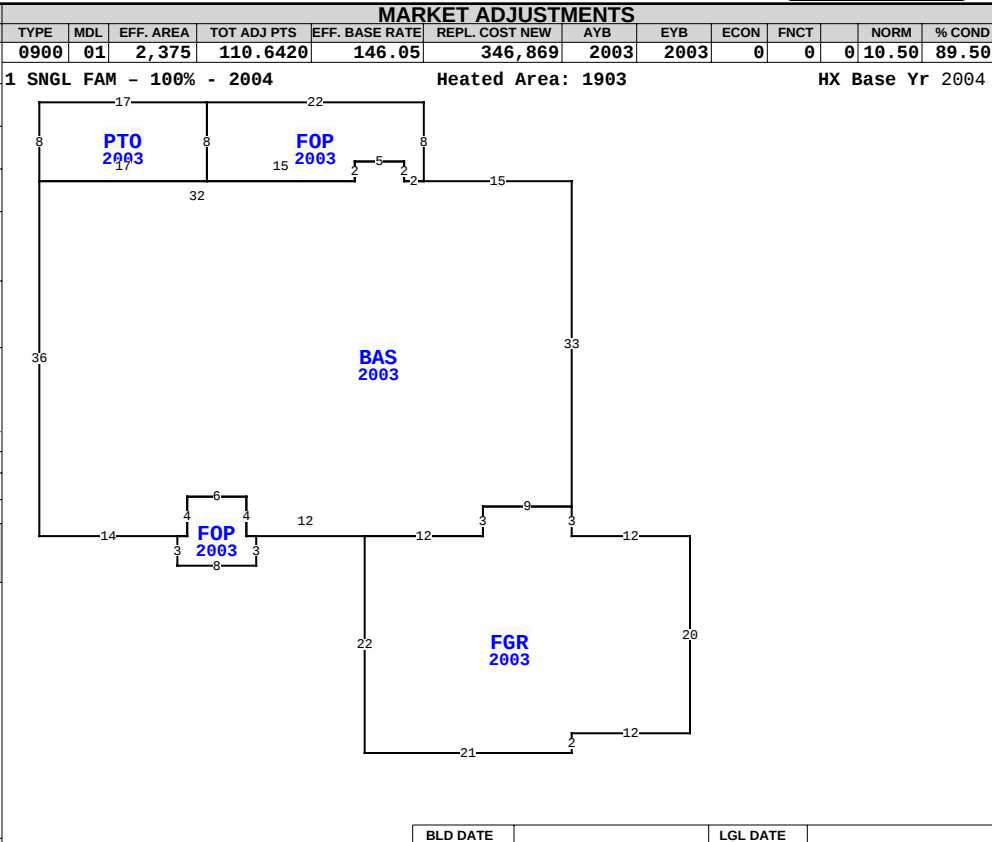
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	2003	1,903	248,750
FGR	729	55	2003	401	52,417
FOP	48	30	2003	14	1,830
FOP	166	30	2003	50	6,536
PTO	136	5	2003	7	915

TOTALS	2,982			2,375	310,448
--------	-------	--	--	-------	---------

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00
2	0471	VINYL FNC	0	100	0	0	160.00	LF	32.00	32.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00
5	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT

REVIEW DATE	11/30/2022	BY	DJA
-------------	------------	----	-----



23667 FLORA PARKE BLVD, FERNANDINA BEACH

23007 FLORA PARKE BLVD, FERNANDINA FL 32130										
BEG DATE										
AG DATE										
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,134.00	SF	4.00	4.00	100	2003	2003	3	82	3,720	
160.00	LF	32.00	32.00	100	2003	2003	3	58	2,970	
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
560.00	SF	6.50	6.50	100	2012	2012	3	92	3,349	

TOTAL OB/XF											13,223	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00		

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		310,448	
TOTAL MARKET OB/XF VALUE		13,223	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		408,671	
SOH/AGL Deduction		210,891	
ASSESSED VALUE		197,780	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		142,058	
TOTAL JUST VALUE		408,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210474	XFOB	152,493	11/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1131/1211	4/23/2003	WD	Q	I	
					SALE PRICE
					175,300
GRANTOR: SEDA CONSTRUCTION CO					
GRANTEE: ELLINGTON KENNETH &					
1092/0875	11/05/2002	WD	U	V	19
					30,000
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES										
----------------	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS										
BAS=[YR=2003] W15 FOP=[YR=2003] N8 W22 PTO=[YR=2003] W17 S8 E17 N8 \$ S8 E15 N2 E5 S2 E2 \$ W2 N2 W5 S2 W32 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N2 E12 N20 W12 N3 W9 S3 W12\$ E12 N3 E9 N33 \$.										