LOT 175
FLORA PARKE 2B PB 6/255

POINDEXTER JEAN-MARIE
23627 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0175-0000

BUILDING CHARACTERISTICS

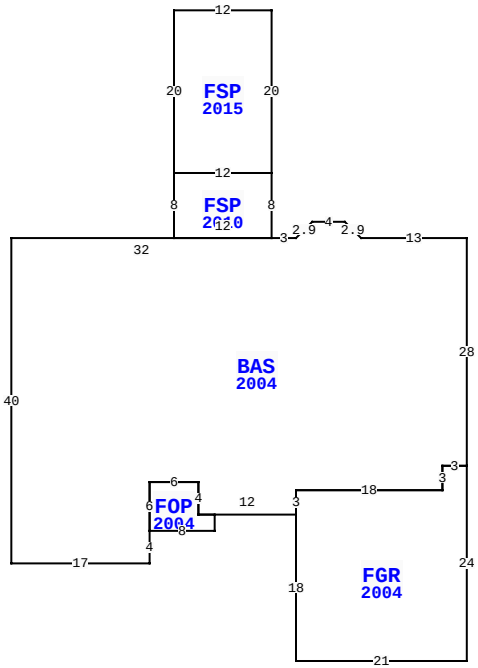
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,922	100	2004	1,922	252,637
FGR	450	55	2004	248	32,598
FOP	40	30	2004	12	1,578
FSP	96	40	2010	38	4,995
FSP	240	40	2015	96	12,619
TOTALS	2,748			2,316	304,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,316	110.6420	146.05	338,252	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 1922 HX Base Yr 2025



23627 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		304,427
TOTAL MARKET OB/XF VALUE		12,267
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,694
SOH/AGL Deduction		0
ASSESSED VALUE		401,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		350,972
TOTAL JUST VALUE		401,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106735	DOOR (1)	4,899	05/25/2021
B24585	ADDITION	4,687	04/01/2011
B24134	XFOB	1,500	11/01/2010
B24077	ADDITION	267	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/1751	7/11/2024	WD	Q	I	02	465,000
GRANTOR: HAGEDORN WILLIAM H						
GRANTEE: POINDEXTER JEAN-MAR						
2206/1333	6/14/2018	WD	Q	I	02	250,000
GRANTOR: DILLARD CHASE H & AND						
GRANTEE: HAGEDORN WILLIAM H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 U2 L2 W4 L2 D2 W3 FSP=[YR=2010] N8 FSP=[YR=2015] N20 W12 S20 E12$ W12 S8 E12$ W32 S40 E17 N4 FOP=[YR=2004] E8 N2 W2 N4 W6 S6$ N6 E6 S4 E12 FGR=[YR=2004] S18 E21 N24 W3 S3 W18 S3$ N3 E18 N3 E3 N28$.

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	889.00	SF	5.20	5.20	100	2004	2004	3	83	3,837	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2006	2006	3	66	2,281	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	
5	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25	7.25	100	2010	2010	3	90	2,708	

LAND DESCRIPTION

TOTAL OB/XF 12,267

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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS