

AZADIAN JOSEPH G 2023 REVOCABLE TRUST/AZADIAN JOSE
23585 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0176-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

030514110402100004

COMP SHNGL 100 DRYWALL 100 CARPET 80 CLAY TILE 20 CENTRAL 100 AIR DUCTED 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

03010004041.00

Quality Level 03 SINGLE FAMILY MKT AREA 04

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPFSP198544112784100553040200420042004200419852433834241,39529,5514,6214,134

TOTALS

2,6372,300279,702

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,300108.3880143.07329,061200420040015.0085.00

1 SNGL FAM - 100% - 2005Heated Area: 1985HX Base Yr 2005

FSP2004BAS2004FGR2004FOP2004

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/23/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200420043873,045

20811CONCRETE B01000984.00SF5.205.20100200420043834,247

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE01/06/2023BYDJATotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE279,702TOTAL MARKET OB/XF VALUE7,292TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE371,994SOH/AGL Deduction185,095ASSESSED VALUE186,899TOTAL EXEMPTION VALUEHX HB WR55,722BASE TAXABLE VALUE131,177TOTAL JUST VALUE371,994NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE349,578

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2688/148212/28/2023QC U I I11100

GRANTOR: AZADIAN JOSEPH GGRANTEE: AZADIAN JOSEPH G 202688/147912/28/2023QC U I I11100GRANTOR: AZADIAN JOSEPH GRANTEE: AZADIAN JOSEPH G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N7 W12 S7 E12 \$ W35 S25
FGR=[YR=2004] S21 E19 FOP=[YR=2004] S5 E23 N5 W3 N2 W6 S2
W14 \$ E2 N21 W21 \$ E21 S21 E12 N2 E6 S2 E14 N46 \$.