LOT 179
FLORA PARKE 2B PB 6/255

MANN KEITH C & APRIL D
23495 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-28-0550-0179-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

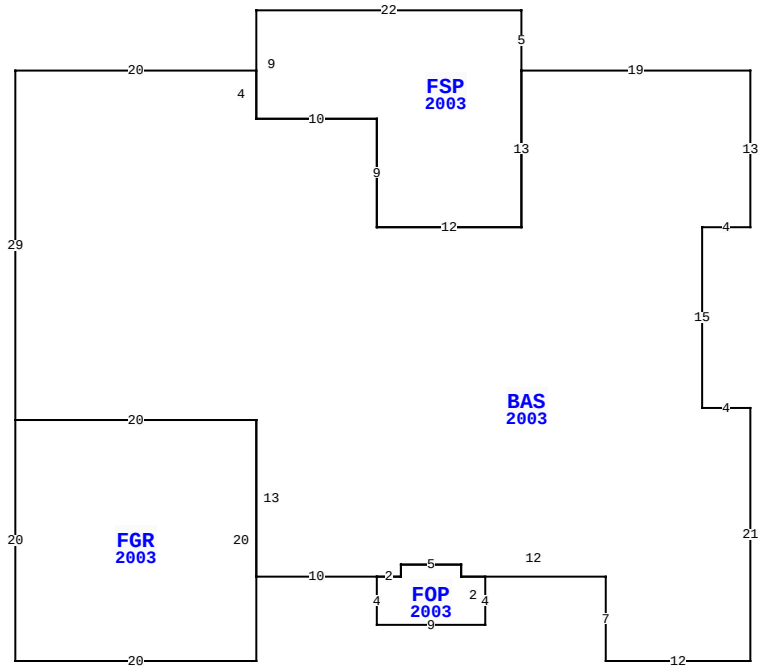
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 2,125 | 100 | 2003 | 2,125 | 277,636 |
| FGR | 400 | 55 | 2003 | 220 | 28,744 |
| FOP | 41 | 30 | 2003 | 12 | 1,568 |
| FSP | 306 | 40 | 2003 | 122 | 15,940 |
| TOTALS | 2,872 | | | 2,479 | 323,886 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,479 | 110.5920 | 145.98 | 361,884 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2125 HX Base Yr 2022




23495 FLORA PARKE BLVD, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 323,886 |
| TOTAL MARKET OB/XF VALUE | | 35,966 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 444,852 |
| SOH/AGL Deduction | | 94,128 |
| ASSESSED VALUE | | 350,724 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 300,002 |
| TOTAL JUST VALUE | | 444,852 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 420,378 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22017182 | ADDITION | 7,500 | 11/18/2022 |
| 22006273 | SWIM POOL | 17,400 | 04/21/2022 |
| M1707975 | H/AC | 0 | 12/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2500/1643 | 9/29/2021 | WD | Q | I | 01 | 375,000 |
| GRANTOR: GRAHAM RODNEY A & JOY | | | | | | |
| GRANTEE: MANN KEITH C & APRI | | | | | | |
| 2378/1085 | 7/20/2020 | WD | Q | I | 01 | 310,000 |
| GRANTOR: QUATTRENE FRANCIS & Y | | | | | | |
| GRANTEE: GRAHAM RODNEY A & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W19 FSP=[YR=2003] N5 W22 S9 E10 S9 E12 N13$ S13 W12 N9 W10 N4 W20 S29 FGR=[YR=2003] S20 E20 N20 W20 $ E20 S13 E10 FOP=[YR=2003] S4 E9 N4 W2 N1 W5 S1 W2 $ E2 N1 E5 S1 E12 S7 E12 N21 W4 N15 E4 N13 $ .

## 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 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 855.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 82 | 3,646 | |
| 3 | 0866 | POOL FIBER | 1 | 100 | 0 | 0 | 253.00 | SF | 72.00 | 72.00 | 100 | 2023 | 2023 | | 97 | 17,670 | |
| 4 | 0912 | SCRN RM G | 1 | 100 | 0 | 0 | 600.00 | SF | 20.00 | 20.00 | 100 | 2023 | 2023 | | 97 | 11,640 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,966

| 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 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS