



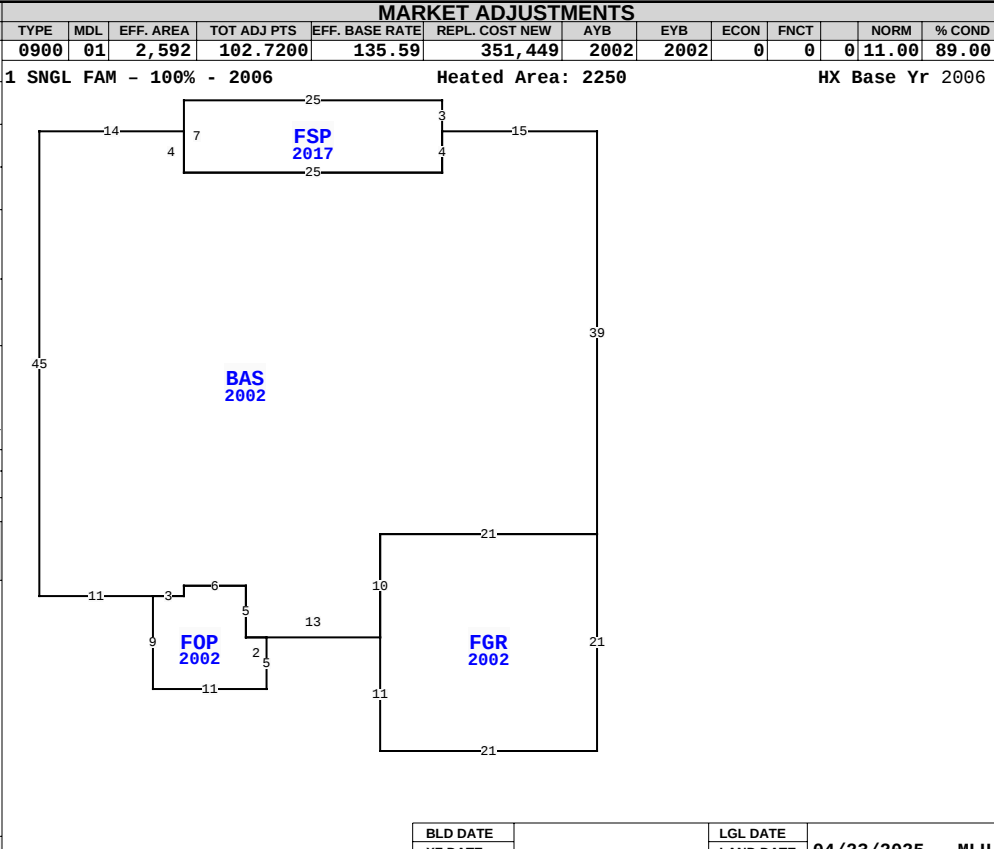
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,250	100	2002	2,250	271,519
FGR	441	55	2002	243	29,324
FOP	97	30	2002	29	3,499
FSP	175	40	2017	70	8,447
TOTALS	2,963			2,592	312,790

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	183.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



23473 FLORA PARKE BLVD, FERNANDINA BEACH									
BLD DATE 04/23/2025 MLU									
TOTAL OB/XF 9,964									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,790	
TOTAL MARKET OB/XF VALUE		9,964	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		407,754	
SOH/AGL Deduction		199,813	
ASSESSED VALUE		207,941	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		157,219	
TOTAL JUST VALUE		407,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210037	NEW CONSTR	165,217	08/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2531/0102	1/12/2022	QC	U	I	11
GRANTOR: RUIZ JULIE A					SALE PRICE 59,500
GRANTEE: MALEY JULIE ANNE &					
1385/1265	1/31/2006	QC	Q	I	01
GRANTOR: WEIHE DAVID A &					
GRANTEE: RUIZ JULIE A					

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

BUILDING DIMENSIONS									
BAS=[YR=2002] W15 FSP=[YR=2017] N3 W25 S7 E25 N4 \$ S4 W25 N4 W14 S45 E11 FOP=[YR=2002] S9 E11 N5 W2 N5 W6 S1 W3 \$ E3 N1 E6 S5 E13 FGR=[YR=2002] S11 E21 N21 W21 S10 \$ N10 E21 N39 \$.									