LOT 181
IN OR 1942/71
FLORA PARKE 2B PB 6/255

LITTLE JENNIFER CHRISTINA
23471 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0181-0000

BUILDING CHARACTERISTICS

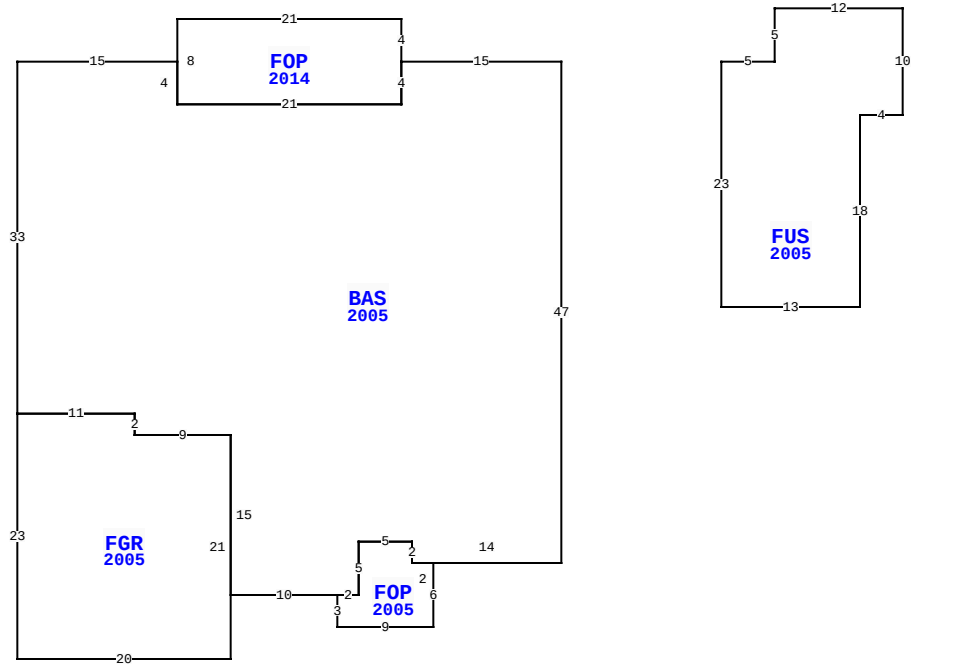
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,077	100	2005	2,077	268,926
FGR	442	55	2005	243	31,463
FOP	58	30	2005	17	2,201
FOP	168	30	2014	50	6,474
FUS	379	100	2005	379	49,073
TOTALS	3,124			2,766	358,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,766	108.3840	143.07	395,732	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 2456 HX Base Yr 2017



23471 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,137
TOTAL MARKET OB/XF VALUE		7,024
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		450,161
SOH/AGL Deduction		176,125
ASSESSED VALUE		274,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,314
TOTAL JUST VALUE		450,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13568	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1942/0071	10/10/2014	SW	U	I	12	214,000
GRANTOR: FANNIE MAE						
GRANTEE: LITTLE JENNIFER CHR						
1905/0052	2/13/2014	WD	U	I	12	201,900
GRANTOR: ALARCON ANTONINO						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2014] N4 W21 S8 E21 N4 $ S4 W21 N4 W15 S33 FGR=[YR=2005] S23 E20 N21 W9 N2 W11 $ E11 S2 E9 S15 E10 FOP=[YR=2005] S3 E9 N6 W2 N2 W5 S5 W2 $ E2 N5 E5 S2 E14 N47 $ PTR= E15 FUS=[YR=2005] E5 N5 E12 S10 W4 S18 W13 N23$ W15 $.

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	0811	CONCRETE B	0	100	0	0	943.00	SF	5.20	5.20	100	2005	2005	3	84	4,119	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	83	2,656	

LAND DESCRIPTION

TOTAL OB/XF 7,024

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 01/05/2023 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS