LOT 63
FLORA PARKE #5 PB 7/335

MAGNOLIA SUNRISE LLC
23264 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0063-0000

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	11	CLAY TILE 100
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

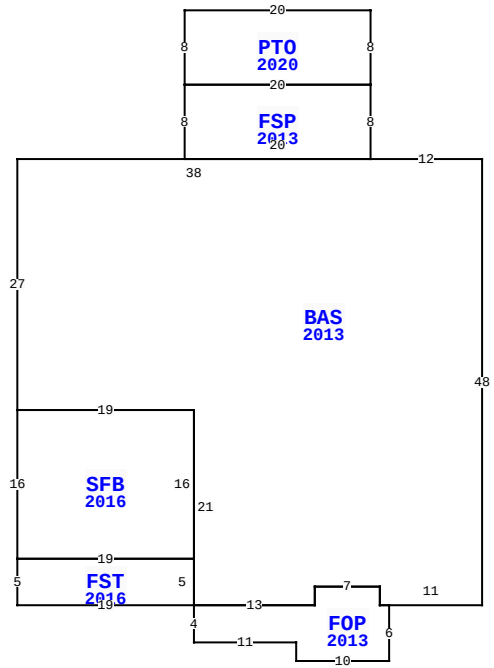
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2013	1,987	291,478
FOP	118	30	2013	35	5,134
FSP	160	40	2013	64	9,389
FST	95	55	2016	52	7,628
PTO	160	5	2020	8	1,174
SFB	304	80	2016	243	35,646
TOTALS	2,824			2,389	350,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,389	117.6000	155.23	370,844	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 2023 Heated Area: 2230 HX Base Yr



23264 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	350,448
TOTAL MARKET OB/XF VALUE	15,378
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	450,826
SOH/AGL Deduction	0
ASSESSED VALUE	450,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,826
TOTAL JUST VALUE	450,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002400	FOP	4,057	04/01/2020
B1631681	REMODEL	24,555	01/01/2016
E1630559	REMODEL	0	01/01/2016
B1328018	SCRNWALLS	1,150	11/01/2013
B1327181	CO ISSUED	0	10/21/2013
B1327181	NEW CONSTR	235,552	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/0215	8/10/2022	WD	Q	I	01	560,000
GRANTOR: BALL FRANCIS						
GRANTEE: MAGNOLIA SUNRISE LL						
2084/0184	11/17/2016	WD	Q	I	01	245,000
GRANTOR: WHITE MARY ADAMS						
GRANTEE: BALL FRANCIS & SUZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 FSP=[YR=2013] N8 PTO=[YR=2020] N8 W20 S8 E20$ W20 S8 E20 $ W38 S27 SFB=[YR=2016] S16 FST=[YR=2016] S5 E19 N5 W19$ E19 N16 W19$ E19 S21 FOP=[YR=2013] S4 E11 S2 E10 N6 W1 N2 W7 S2 W13 $ E13 N2 E7 S2 E11 N48 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	0	0	0	874.00	SF	5.20	5.20	100	2013	2013	3	93	4,227	
3	0476	VF 6 SBPL	0	0	0	0	204.00	LF	32.00	32.00	100	2013	2013	3	83	5,418	
4	0911	SCRN RM A	0	0	20	8	160.00	SF	17.50	17.50	100	2020	2020	3	86	2,408	

LAND DESCRIPTION

TOTAL OB/XF 15,378

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/16/2021 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS