LOT 66
IN OR 1906/1666
FLORA PARKE #5 PB 7/335

WOOD DENNIS F & JULIE D
23294 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0066-0000

BUILDING CHARACTERISTICS

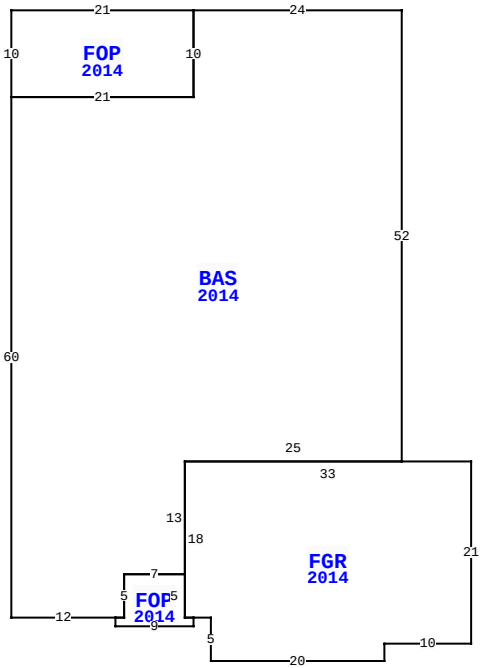
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,455	100	2014	2,455	338,876
FGR	724	55	2014	398	54,938
FOP	44	30	2014	13	1,795
FOP	210	30	2014	63	8,696
TOTALS	3,433			2,929	404,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	110.0740	145.30	425,584	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 2455 HX Base Yr 2015



23294 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		404,305
TOTAL MARKET OB/XF VALUE		14,011
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		503,316
SOH/AGL Deduction		267,769
ASSESSED VALUE		235,547
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,825
TOTAL JUST VALUE		503,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327767	CO ISSUED	0	02/19/2014
B1428275	ADDITION	1,500	02/01/2014
B1327767	NEW CONSTR	309,287	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1666	2/28/2014	WD	Q	I	01	302,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WOOD DENNIS F & JUL						
1882/0595	9/26/2013	WD	U	V	30	42,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W24 FOP=[YR=2014] W21 S10 E21 N10 $ S10 W21 S60 E12 FOP=[YR=2014] S1 E9 N1 FGR=[YR=2014] E2 S5 E20 N2 E10 N21 W33 S18 E1 $ W1 N5 W7 S5 W1 $ E1 N5 E7 N13 E25 N52 $.

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	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	1,324.00	SF	5.20	5.20	100	2014	2014	3	94	6,472	
3	0911	SCRN RM A	0	100	10	21	210.00	SF	17.50	17.50	100	2014	2014	3	60	2,205	
4	0855	CONC PAVER	0	100	10	21	210.00	SF	10.00	10.00	100	2014	2014	3	94	1,974	

LAND DESCRIPTION

TOTAL OB/XF 14,011

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS