

KAUFMANN JOHN THEODORE & DONNA R
23308 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0067-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0900 01 2,880 111.0140 146.54 422,035 2014 2014 0 0 5.00 95.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2021 Heated Area: 2501 HX Base Yr 2021										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 400,933									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 92,346									
Interior Floo 11 CLAY TILE 70																				TOTAL LAND VALUE - MARKET 85,000									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 578,279									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 168,961									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 409,318									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 358,596									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 578,279									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 552,419									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				22017014 ADDITION 38,500 11/16/2022									
MAP NUM MKT AREA 04																				B1428871 SWIM POOL 30,000 06/01/2014									
NEIGHBORHOOD/LOC 4041.00																				B1327557 CO ISSUED 0 02/28/2014									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B1327557 NEW CONSTR 293,846 08/01/2013									
BAS 2,501 100 2014 2,501 348,172																													
FGR 440 55 2014 242 33,690																													
FOP 57 30 2014 17 2,366																													
FSP 300 40 2014 120 16,706																													
TOTALS 3,298 2,880 400,933																													
EXTRA FEATURES										23308 FLORA PARKE BLVD, FERNANDINA BEACH										BLD DATE LGL DATE 04/23/2025 MLU									
L N 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 0855 CONC PAVER 0 100 0 0 160.00 SF 10.00 10.00 100 2014 2014 3 94 1,504																													
3 0476 VF 6 SBPL 0 100 0 0 210.00 LF 32.00 32.00 100 2014 2014 3 85 5,712																													
4 0475 VF 4 SBPL 0 100 0 0 30.00 LF 14.00 14.00 100 2014 2014 3 85 357																													
5 0861 POOL GUNIT 0 100 0 0 606.00 SF 85.00 85.00 100 2014 2014 3 71 36,572																													
6 0855 CONC PAVER 0 100 0 0 536.00 SF 10.00 10.00 100 2014 2014 3 94 5,038																													
7 0810 CONCRETE A 0 100 0 0 834.00 SF 6.50 6.50 100 2014 2014 3 94 5,096																													
8 0912 SCR N RM G 1 100 0 0 1,789.00 SF 20.00 20.00 100 2023 2023 97 34,707																													
LAND DESCRIPTION										TOTAL OB/XF 92,346																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									