UNIT 7
FLORA PARKE CROSSING
PROFESSIONAL PLAZA, A LAND

MPG YULEE LLC
6321 DANIELS PKWY STE 200
FORT MYERS, FL 33912

2026

25-2N-28-0549-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0490	LAND CONDO
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,750			2,750	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0054900		2,750				2021	2021	100	100	0		

1 CONDO 0% - 0 PHASE 1 HX Base Yr

22439 FLORA PARKE CROSSING, FERNANDINA BEACH

BLD DATE	12/30/2021 KK	LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
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	871,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	871,750
SOH/AGL Deduction	0
ASSESSED VALUE	871,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	871,750
TOTAL JUST VALUE	871,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	848,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009284	NEW CONSTR-MED OF	369,680	07/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2458/1209	4/29/2021	SW	Q	V	01	295,000

GRANTOR: AB FLORA PARKE INC

GRANTEE: MPG YULEE LLC

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS