LOT 2
FLORA PARKE PB 6/137-139

NEWBY JONATHAN A & AMANDA S
24142 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0002-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

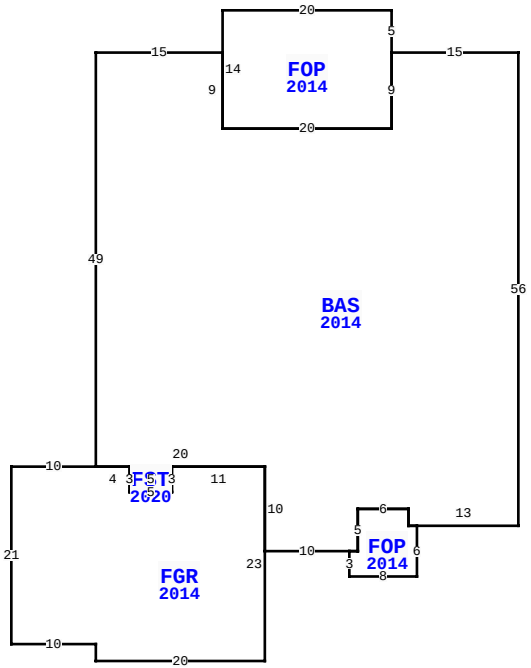
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2014	2,501	314,210
FGR	655	55	2014	360	45,228
FOP	57	30	2014	17	2,136
FOP	280	30	2014	84	10,553
FST	15	55	2020	8	1,005
TOTALS	3,508			2,970	373,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,970	97.7130	135.82	403,385	2014	2014	2	0	0	5.50	92.50

1 SNGL FAM 100% - 2026 Heated Area: 2501 HX Base Yr 2026



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

24142 FLORA PARKE BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,131
TOTAL MARKET OB/XF VALUE		3,325
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		461,456
SOH/AGL Deduction		0
ASSESSED VALUE		461,456
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		405,045
TOTAL JUST VALUE		461,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428366	CO ISSUED	0	09/08/2014
B1428366	NEW CONSTR	311,495	02/01/2014
995928	NEW CONSTR	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2813/1488	9/03/2025	WD	Q	I	01	465,000
GRANTOR: NGWENYA MARY						
GRANTEE: NEWBY JONATHAN A &						
2460/0946	5/05/2021	WD	Q	I	02	400,000
GRANTOR: DONAHOE JASON L & OXA						
GRANTEE: NGWENYA MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S14 E20 N9 $ S9 W20 N9 W15 S49 FGR=[YR=2014] W10 S21 E10 S2 E20 N23 W11 FST=[YR=2020] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S10 E10 FOP=[YR=2014] S3 E8 N6 W1 N2 W6 S5 W1$ E1 N5 E6 S2 E13 N56 $.

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	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 3,325

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS