LOT 4
IN OR 1771/388
FLORA PARKE PB 6/137-139

MESSENGER JOSEPH A/MESSENGER MICHELLE A
24116 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

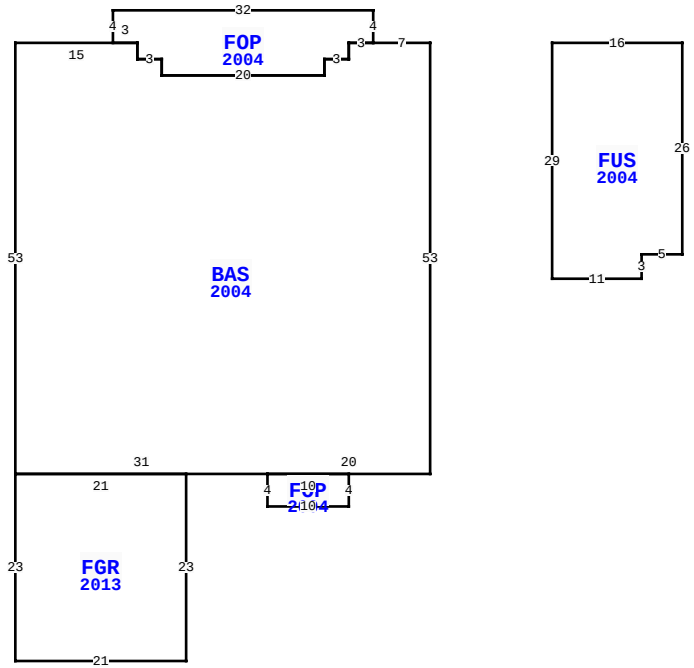
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,611	100	2004	2,611	318,699
FGR	483	55	2013	266	32,468
FOP	40	30	2004	12	1,465
FOP	220	30	2004	66	8,056
FUS	449	100	2004	449	54,805
TOTALS	3,803			3,404	415,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,404	98.1180	136.38	464,238	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 50% - 2012 Heated Area: 3060 HX Base Yr 2012



24116 FLORA PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		415,493
TOTAL MARKET OB/XF VALUE		50,118
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		550,611
SOH/AGL Deduction		278,557
ASSESSED VALUE		272,054
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		220,643
TOTAL JUST VALUE		550,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412514	SWIM POOL	5,500	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1771/0388	12/02/2011	WD	Q	I	01	314,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOSEPH A & MICHELLE						
1163/1063	8/19/2003	WD	U	V	19	26,300
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W7 FOP=[YR=2004] N4 W32 S4 E3 S2 E3 S2 E20 N2 E3 N2 E3 $ W3 S2 W3 S2 W20 N2 W3 N2 W15 S53 FGR=[YR=2013] S23 E21 N23 W21 $ E31 FOP=[YR=2004] S4 E10 N4 W10 $ E20 N53 $ PTR= E15 FUS=[YR=2004] E16 S26 W5 S3 W11 N29 $ W15 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	0860	POOL/SPA	0	50	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
4	0911	SCRN RM A	0	50	0	0	1,280.00	SF	18.00	18.00	100	2004	2004	3	20	4,608	

LAND DESCRIPTION

TOTAL OB/XF 50,118

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	50		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