LOT 5
IN OR 1913/1330
FLORA PARKE PB 6/137-139

SWINNEY MICHELLE D & JAMES E
24100 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0005-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

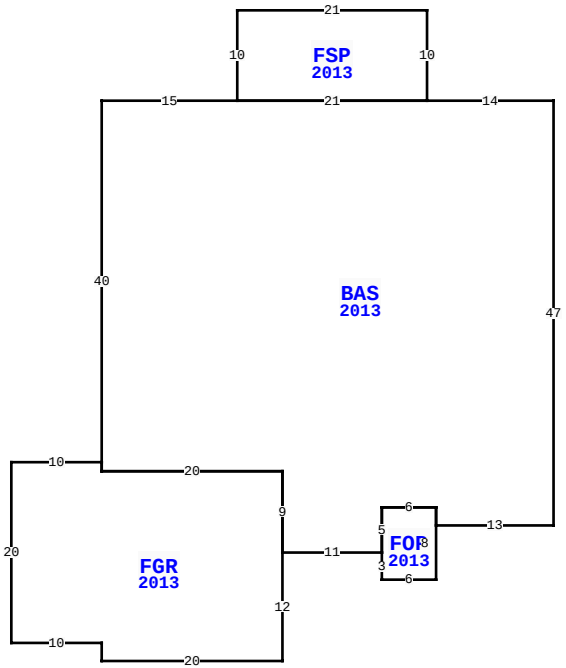
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,251	100	2013	2,251	281,822
FGR	620	55	2013	341	42,693
FOP	48	30	2013	14	1,753
FSP	210	40	2013	84	10,517
TOTALS	3,129			2,690	336,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,690	95.8176	133.19	358,281	2013	2013	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2015 Heated Area: 2251 HX Base Yr 2015



24100 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		336,784
TOTAL MARKET OB/XF VALUE		61,531
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		483,315
SOH/AGL Deduction		238,740
ASSESSED VALUE		244,575
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		188,164
TOTAL JUST VALUE		483,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812029	SWIM POOL	30,000	12/10/2018
B1807609	SCRN ENCLSRE	17,972	10/01/2018
B1327233	CO ISSUED	0	11/20/2013
B1327233	NEW CONSTR	272,184	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1913/1330	4/11/2014	WD	Q	I	02	271,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SWINNEY MICHELLE D						
1606/0568	2/18/2009	WD	U	V	30	150,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W14 W21 W15 S40 S1 E20 S9 E11 N5 E6 S2 E13 N47 $
FGR=[YR=2013;ORIG=-50,40] W10 S20 E10 S2 E20 N12 N9 W20 N1 $
FSP=[YR=2013;ORIG=-14,0] N10 W21 S10 E21 $
FOP=[YR=2013;ORIG=-19,50] S3 E6 N8 W6 S5 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	
6	0911	SCRN RM A	0	100	0	0	765.00	SF	18.00	18.00	100	2019	2019	3	78	10,741	
7	0860	POOL/SPA	0	100	26	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 61,531

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