LOT 23
IN OR 980/869 & OR 1927/1791
FLORA PARKE PB 6/137-139

HEATH CHARLES R & TREVA S
23912 FLORA PARK BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0023-0000

BUILDING CHARACTERISTICS

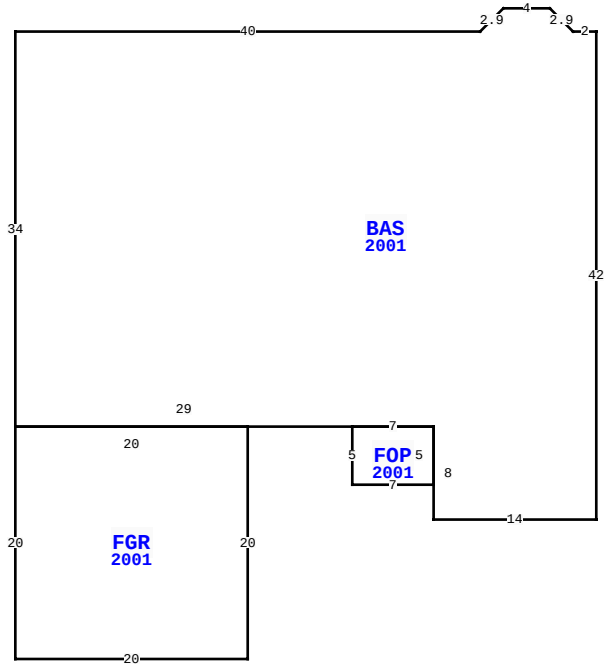
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,824	100	2001	1,824	220,207
FGR	400	55	2001	220	26,560
FOP	35	30	2001	10	1,207
TOTALS	2,259			2,054	247,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,054	98.6958	137.19	281,788	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2003 Heated Area: 1824 HX Base Yr 2003



23912 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,973
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		335,878
SOH/AGL Deduction		140,151
ASSESSED VALUE		195,727
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,316
TOTAL JUST VALUE		335,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016655	ROOF	18,997	12/01/2021
B007770	NEW CONSTR	104,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1927/1791	1/15/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: HEATH CHARLES E & T						
0980/0869	4/09/2001	WD	Q	I		131,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HEATH CHARLES & TRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 U2 L2 W4 D2 L2 W40 S34 FGR=[YR=2001] S20 E20 N20 W20 $ E29 FOP=[YR=2001] S5 E7 N5 W7 $ E7 S8 E14 N42 $.

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	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS