



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	1,935	100	2000	1,935	224,186
FGR	399	55	2000	219	25,373
FOP	122	30	2000	37	4,287
FSP	104	40	2011	42	4,866
TOTALS	2,560			2,233	258,713

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,233	95.2560	132.41	295,672	2000	2000	0	0
1 SNGL FAM 100% - 2004 Heated Area: 1935 HX Base Yr 2004									
23889 FLORA PARKE BLVD, FERNANDINA BEACH									
BLD DATE 04/23/2025 MLU									

TOTAL OB/XF									
2,835									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,713	
TOTAL MARKET OB/XF VALUE		2,835	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		346,548	
SOH/AGL Deduction		160,223	
ASSESSED VALUE		186,325	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		84,914	
TOTAL JUST VALUE		346,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07569	NEW CONSTR	104,000	10/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2715/176	5/28/2024	LE	U	I	11
GRANTOR: THOMAS EMLYN					
GRANTEE: SLATTERY CARA L					
1168/1771	9/08/2003	WD	Q	I	
GRANTOR: GARDEN JENNIFER K					
GRANTEE: THOMAS EMLYN E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W20 FSP=[YR=2011] N8 W13 S8 E13 \$ W31 S46 E10 FOP=[YR=2000] S5 E22 N5 FGR=[YR=2000] E19 N21 W19 S21 \$ W13 N2 W6 S2 W3 \$ E3 N2 E6 S2 E13 N21 E19 N25 \$.									