LOT 28
FLORA PARKE PB 6/137-139

MORGAN SCOTT
23905 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0028-0000

BUILDING CHARACTERISTICS

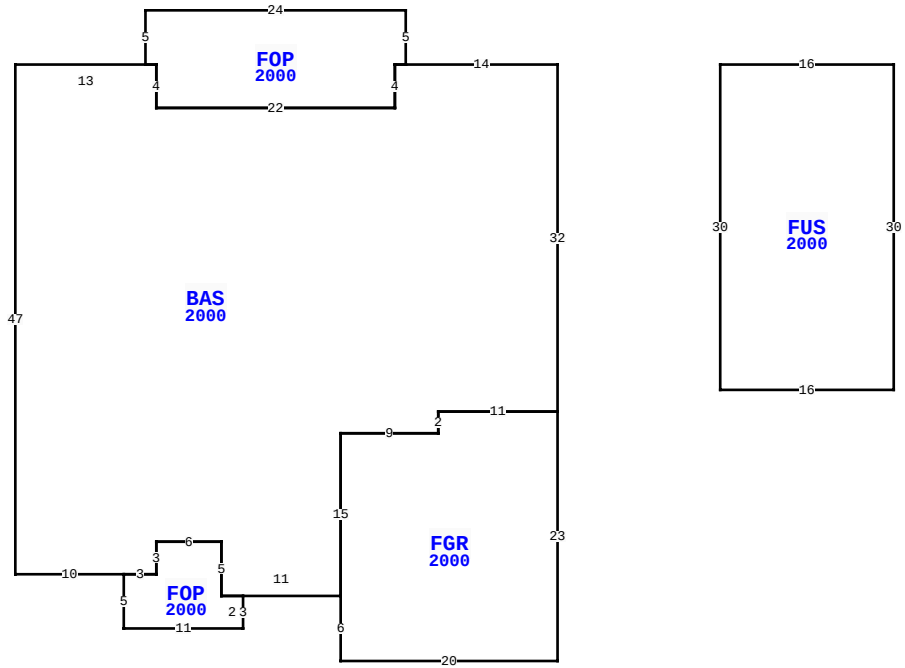
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,984	100	2000	1,984	238,718
FGR	442	55	2000	243	29,238
FOP	69	30	2000	21	2,527
FOP	208	30	2000	62	7,460
FUS	480	100	2000	480	57,754
TOTALS	3,183			2,790	335,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	98.9280	137.51	383,653	2000	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2021 Heated Area: 2464 HX Base Yr 2021



23905 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,696
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		423,531
SOH/AGL Deduction		123,650
ASSESSED VALUE		299,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,470
TOTAL JUST VALUE		423,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996588	NEW CONSTR	131,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2400/1732	10/08/2020	WD	Q	I	02	280,000
GRANTOR: ROBINSON SCOTT P						
GRANTEE: MORGAN SCOTT						
2231/1753	10/19/2018	WD	Q	I	01	295,000
GRANTOR: LAW KEVIN W & BRIANA						
GRANTEE: ROBINSON SCOTT P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 FOP=[YR=2000] N5 W24 S5 E1 S4 E22 N4 E1 $ W1 S4 W22 N4 W13 S47 E10 FOP=[YR=2000] S5 E11 N3 W2 N5 W6 S3 W3 $ E3 N3 E6 S5 E11 FGR=[YR=2000] S6 E20 N23 W11 S2 W9 S15$ N15 E9 N2 E11 N32 $ PTR= E15 FUS=[YR=2000] E16 S30 W16 N30 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

TOTAL OB/XF 2,835

LAND DESCRIPTION

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