LOT 32
FLORA PARKE PB 6/137-139

ROSELLINI CHRISTOPHER/ATWAL DIANE LYNN
23963 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0032-0000

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	11	CLAY TILE 100
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

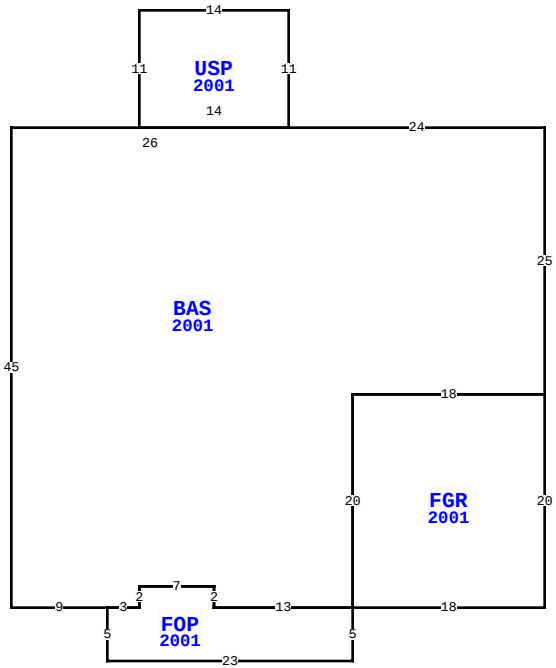
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2001	1,876	244,892
FGR	360	55	2001	198	25,846
FOP	129	30	2001	39	5,091
USP	154	30	2001	46	6,005
TOTALS	2,519			2,159	281,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	106.7220	148.34	320,266	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2026 Heated Area: 1876 HX Base Yr 2026



23963 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		281,834
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,739
SOH/AGL Deduction		0
ASSESSED VALUE		369,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,328
TOTAL JUST VALUE		369,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706013	REPAIR/RRF	12,477	09/01/2017
B018541	XFOB	3,550	07/01/2001
B007686	NEW CONSTR	100,000	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1568	5/23/2025	WD	Q	I	01	376,000
GRANTOR: PERKINS RYAN & JENNIF						
GRANTEE: ROSELLINI CHRISTOPH						
2719/550	6/17/2024	LE	U	I	11	100
GRANTOR: PERKINS RYAN & JENNIF						
GRANTEE: SHOWERMAN DEVONA JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 USP=[YR=2001] N11 W14 S11 E14 $ W26 S45 E9 FOP=[YR=2001] S5 E23 N5 FGR=[YR=2001] E18 N20 W18 S20 $ W13 N2 W7 S2 W3 $ E3 N2 E7 S2 E13 N20 E18 N25 $.

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