LOT 56
FLORA PARKE PB 6/137-139

GUARDIOLA RUBEN & CHRISTINA
24073 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0056-0000

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	13	LVT/LAMNT 100
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

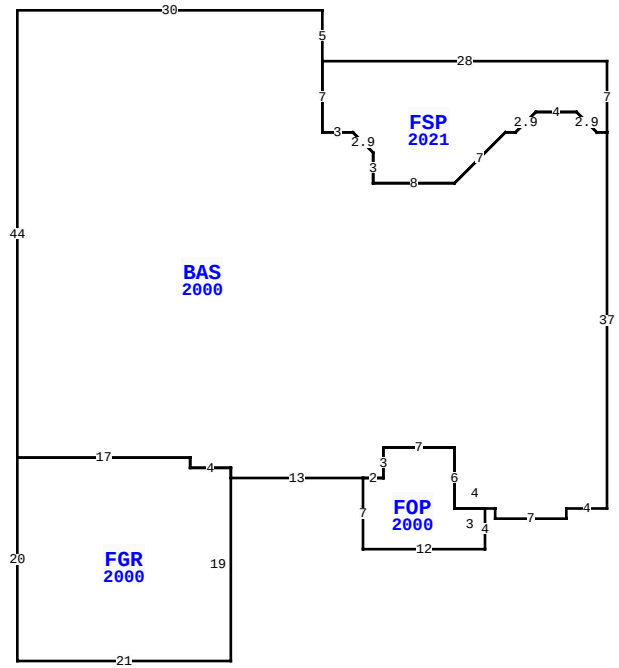
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2000	2,283	261,489
FGR	416	55	2000	229	26,229
FOP	96	30	2000	29	3,322
FSP	239	40	2021	96	10,995
TOTALS	3,034			2,637	302,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,637	94.1760	130.90	345,183	2000	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2022 Heated Area: 2283 HX Base Yr 2022



24073 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		302,035
TOTAL MARKET OB/XF VALUE		47,819
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		434,854
SOH/AGL Deduction		86,539
ASSESSED VALUE		348,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,904
TOTAL JUST VALUE		434,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1911833	H/AC	4,872	01/13/2019
R1704287	REPAIR/RRF	14,250	05/15/2017
007004	XFOB	5,000	03/01/2000
006864	SWIM POOL	11,020	02/01/2000
996380	NEW CONSTR	139,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0041	9/28/2021	WD	Q	I	01	430,000
GRANTOR: WE FLIP FLA LLC						
GRANTEE: GUARDIOLA RUBEN & C						
2473/1305	6/22/2021	WD	U	I	37	235,000
GRANTOR: RYNEARSON NED M						
GRANTEE: WE FLIP FLA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W28 BAS=[YR=2000] N5 W30 S44 FGR=[YR=2000] S20 E21 N19 W4 N1 W17 $ E17 S1 E4 S1 E13 FOP=[YR=2000] S7 E12 N4 W3 N6 W7 S3 W2 $ E2 N3 E7 S6 E4 S1 E7 N1 E4 N37 W1 U2 L2 W4 D2 L2 W1 L5 D5 W8 N3 L2 U2 W3 N7 $ S7 E3 D2 R2 S3 E8 U5 R5 E1 U2 R2 E4 D2 R2 E1 N7$.

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	
4	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
6	0911	SCRN RM A	0	100	30	23	690.00	SF	18.00	18.00	100	2000	2000	3	20	2,484	

LAND DESCRIPTION

TOTAL OB/XF 47,819

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