LOT 115
FLORA PARKE 2A PB 6/239

SHAUGHNESSY MARTHA A & DANIEL
23809 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0115-0000

BUILDING CHARACTERISTICS

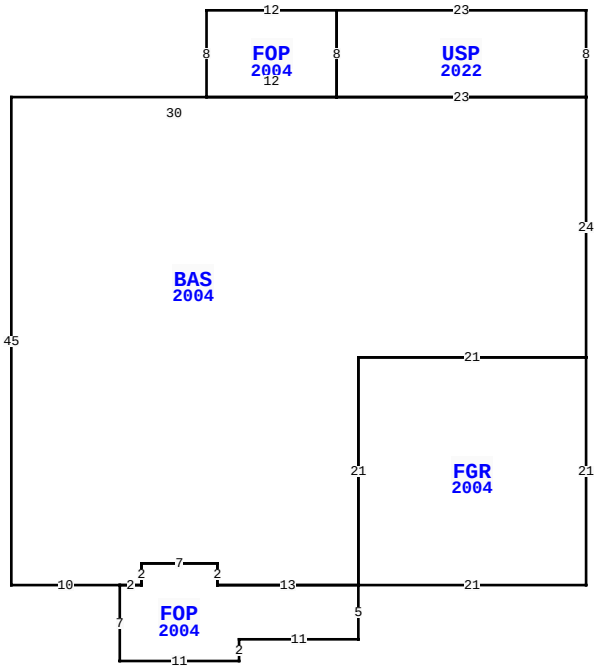
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,930	100	2004	1,930	236,850
FGR	441	55	2004	243	29,821
FOP	96	30	2004	29	3,558
FOP	146	30	2004	44	5,399
USP	184	30	2022	55	6,750
TOTALS	2,797			2,301	282,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,301	96.4908	134.12	308,610	2004	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2022 Heated Area: 1930 HX Base Yr 2022



23809 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		282,378
TOTAL MARKET OB/XF VALUE		71,802
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		439,180
SOH/AGL Deduction		55,085
ASSESSED VALUE		384,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		332,684
TOTAL JUST VALUE		439,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007475	ADDITION	19,468	05/13/2022
B2115721	SWIM POOL	74,748	11/12/2021
M2115209	H/AC	0	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2486/1800	8/10/2021	WD	Q	I	02	322,400
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: SHAUGHNESSY MARTHA						
2486/1129	8/10/2021	WD	U	I	11	100
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: SHAUGHNESSY MARTHA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2022] N8 W23 S8 E23$ BAS=[YR=2004] W23 FOP=[YR=2004] N8 W12 S8 E12$ W30 S45 E10 FOP=[YR=2004] S7 E11N2 E11 N5 W13 N2 W7 S2 W2$ E2 N2 E7 S2 E13 FGR=[YR=2004] E21 N21 W21 S21$ N21 E21 N24$.

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	2004	2004	3	86	3,010	
3	0911	SCRN RM A	0	100	0	0	1,160.00	SF	18.00	18.00	100	2022	2022	3	90	18,792	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 71,802

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