LOT 116
IN OR 1877/821
FLORA PARKE 2A PB 6/239

COOK MELISSA L & RONALD
23821 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0116-0000

BUILDING CHARACTERISTICS

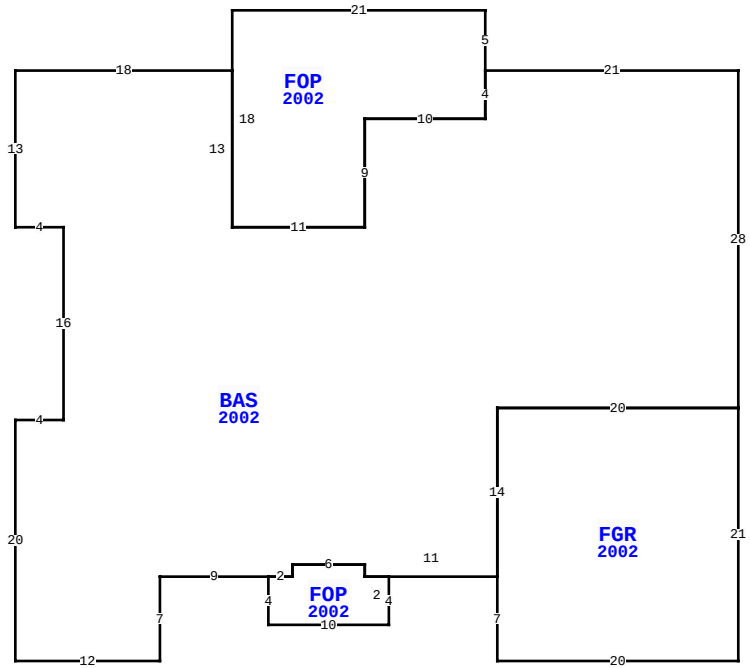
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,071	100	2002	2,071	253,921
FGR	420	55	2002	231	28,323
FOP	46	30	2002	14	1,717
FOP	288	30	2002	86	10,544
TOTALS	2,825			2,402	294,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,402	99.6660	138.54	332,773	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2003 Heated Area: 2071 HX Base Yr 2003



23821 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		294,504
TOTAL MARKET OB/XF VALUE		50,440
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,944
SOH/AGL Deduction		170,417
ASSESSED VALUE		259,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,116
TOTAL JUST VALUE		429,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1631193	SWIM POOL	0	05/01/2016
B0209710	NEW CONSTR	217,612	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0821	6/28/2013	WD	U	I	30	83,000
GRANTOR: COOK MELISSA L & RONA						
GRANTEE: COOK MELISSA L & RO						
1088/1903	10/21/2002	WD	Q	I		174,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH MELISSA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FOP=[YR=2002] N5 W21 S18 E11 N9 E10 N4 $
S4 W10 S9 W11 N13 W18 S13 E4 S16 W4 S20 E12 N7 E9
FOP=[YR=2002] S4 E10 N4 W2 N1 W6 S1 W2 $ E2 N1 E6 S1 E11
FGR=[YR=2002] S7 E20 N21 W20 S14 $ N14 E20 N28 $.

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	2002	2002	3	84	2,940	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,440

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