LOT 118
FLORA PARKE 2A PB 6/239

TODD JAMES MARION JR & JILL PICKETT
23845 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0118-0000

BUILDING CHARACTERISTICS

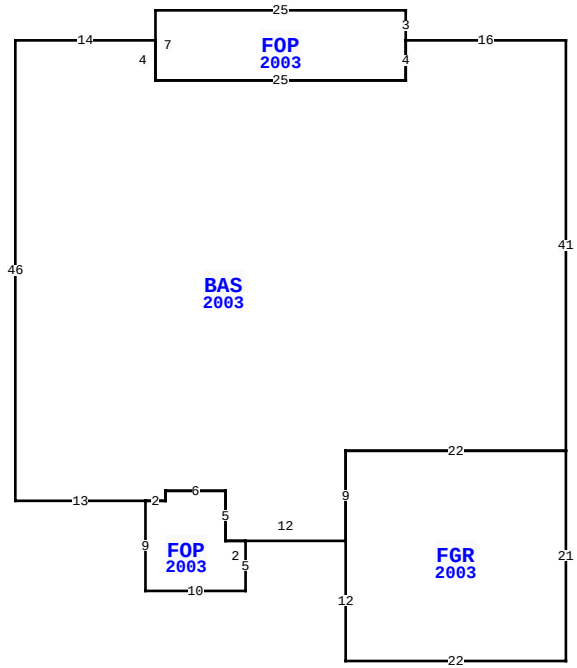
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,362	100	2003	2,362	268,604
FGR	462	55	2003	254	28,884
FOP	88	30	2003	26	2,957
FOP	175	30	2003	52	5,913
TOTALS	3,087			2,694	306,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,694	97.9776	136.19	366,896	2003	2003	0	0	0	16.50	83.50

1 SNGL FAM 100% - 2025 Heated Area: 2362 HX Base Yr 2025



23845 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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		306,358
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,333
SOH/AGL Deduction		0
ASSESSED VALUE		394,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,922
TOTAL JUST VALUE		394,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105644	(16) WINDOWS	21,700	05/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1772	7/11/2024	WD	Q	I	02	441,000
GRANTOR: JACOBS JAMES R & DIAN						
GRANTEE: TODD JAMES MARION J						
1067/1496	7/11/2002	WD	Q	I		180,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: JACOBS JAMES R & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FOP=[YR=2003] N3 W25 S7 E25 N4$ S4 W25 N4 W14 S46 E13 FOP=[YR=2003] S9 E10 N5 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E12 FGR=[YR=2003] S12 E22 N21 W22 S9$ N9 E22 N41 $.

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	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000134	C	RES POND	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