LOT 122
PT OR 1918/1555
FLORA PARKE 2A PB 6/239

MCGEE JEREMY & JANE ANNE IRENE
23856 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0122-0000

BUILDING CHARACTERISTICS

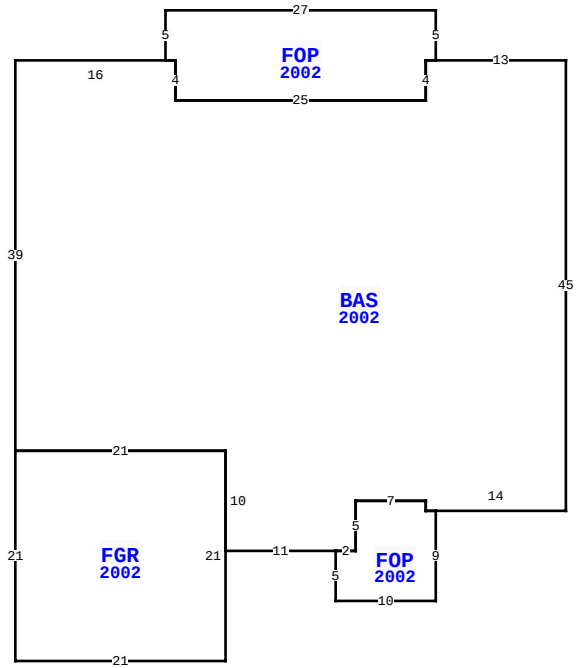
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,294	100	2002	2,294	260,879
FGR	441	55	2002	243	27,635
FOP	89	30	2002	27	3,071
FOP	235	30	2002	70	7,961
TOTALS	3,059			2,634	299,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,634	92.4480	128.50	338,469	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 0% - 0 Heated Area: 2294 HX Base Yr



23856 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	299,545
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	427,045
SOH/AGL Deduction	24,939
ASSESSED VALUE	402,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,106
TOTAL JUST VALUE	427,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/0024	3/24/2026	SW	Q	I	01	449,900
GRANTOR: AMH 2014-1 BORROWER L						
GRANTEE: MCGEE JEREMY & JANE						
1918/1555	5/21/2014	SW	U	I	11	100
GRANTOR: AMERICAN HOMES 4 RENT						
GRANTEE: AMH 2014-1 BORROWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FOP=[YR=2002] N5 W27 S5 E1 S4 E25 N4 E1 $ W1 S4 W25 N4 W16 S39 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S10 E11 FOP=[YR=2002] S5 E10 N9 W1 N1 W7 S5 W2 $ E2 N5 E7 S1 E14 N45 $.

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0		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