LOT 126
IN OR 2032/328
FLORA PARKE 2A PB 6/239

AMH ROMAN TWO FL LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

25-2N-28-0550-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

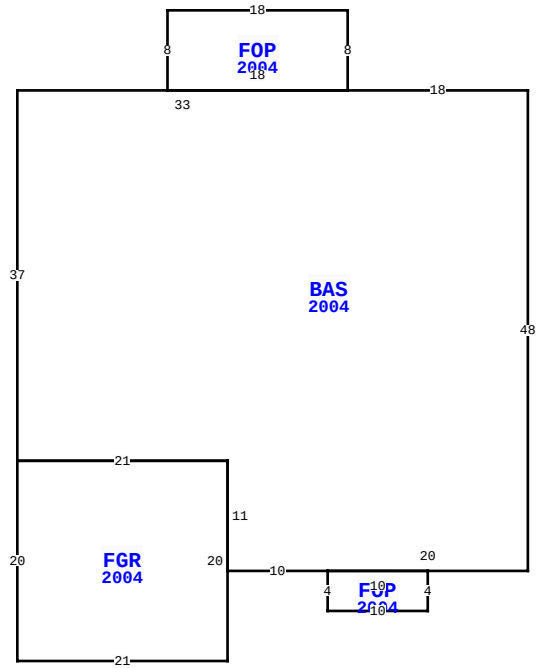
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,217	100	2004	2,217	268,325
FGR	420	55	2004	231	27,958
FOP	40	30	2004	12	1,453
FOP	144	30	2004	43	5,204
TOTALS	2,821			2,503	302,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,503	97.2864	135.23	338,481	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 2217 HX Base Yr



23800 FLORA PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,940
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	390,950
SOH/AGL Deduction	1,915
ASSESSED VALUE	389,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,035
TOTAL JUST VALUE	390,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412466	NEW CONSTR	156,811	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2032/0328	3/07/2016	CT	U	I	18	175,000
GRANTOR: CLERK OF COURT						
GRANTEE: AMH ROMAN TWO FL LL						
1769/1580	12/19/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N8 W18 S8 E18$ W33 S37
FGR=[YR=2004] S20 E21 N20 W21$ E21 S11 E10 FOP=[YR=2004] S4
E10 N4 W10$ E20 N48$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS