LOT 130
FLORA PARKE 2B PB 6/255

ENGLAND SANDRA LYNN
23626 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0130-0000

BUILDING CHARACTERISTICS

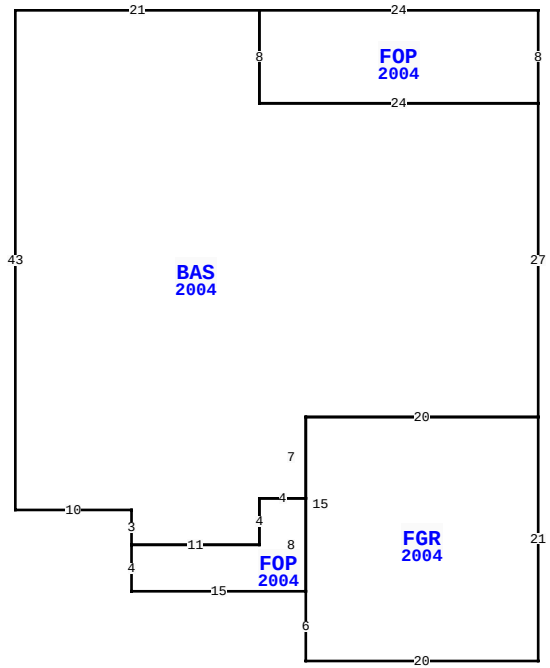
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,612	100	2004	1,612	194,568
FGR	420	55	2004	231	27,882
FOP	76	30	2004	23	2,776
FOP	192	30	2004	58	7,001
TOTALS	2,300			1,924	232,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,924	97.0200	134.86	259,471	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2024 Heated Area: 1612 HX Base Yr 2024



23626 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		232,227
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		320,237
SOH/AGL Deduction		0
ASSESSED VALUE		320,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,826
TOTAL JUST VALUE		320,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111686	(2) WINDOWS	4,824	09/02/2021
R2005082	REPAIR/RRF	0	07/01/2020
B0412688	NEW CONSTR	122,423	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1827	5/24/2023	WD	Q	I	01	389,000
GRANTOR: VINCENT CHELSEY K & J						
GRANTEE: ENGLAND SANDRA LYNN						
2458/0107	4/30/2021	WD	Q	I	01	285,000
GRANTOR: DEACON VICTOR JOSEPH						
GRANTEE: VINCENT CHELSEY K &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W24 BAS=[YR=2004] W21 S43 E10 S3 FOP=[YR=2004] S4 E15 FGR=[YR=2004] S6 E20 N21 W20 S15$ N8 W4 S4 W11$ E11 N4 E4 N7 E20 N27 W24 N8$ S8 E24 N8$.

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	

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	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