

LOT 174
IN OR 1131/1211
FLORA PARKE 2B PB 6/255

ELLINGTON KENNETH & DEBORAH H
23667 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0174-0000



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	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
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NEIGHBORHOOD/LOC	4041.00
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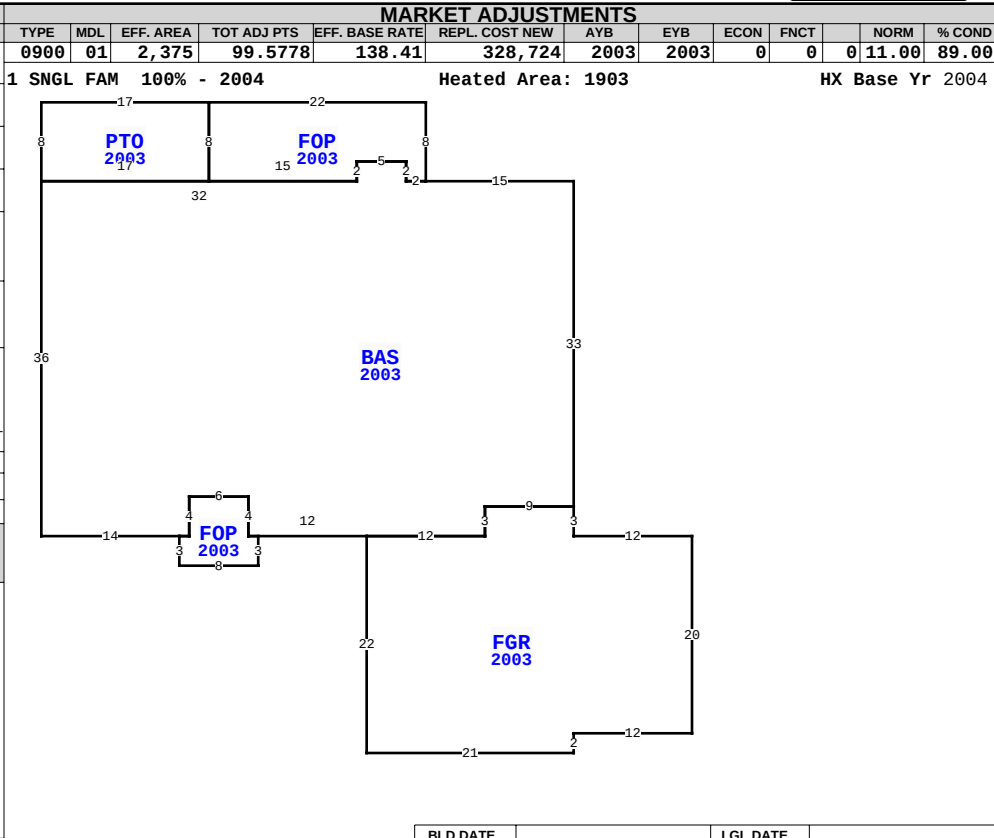
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	2003	1,903	234,421
FGR	729	55	2003	401	49,397
FOP	48	30	2003	14	1,725
FOP	166	30	2003	50	6,160
PTO	136	5	2003	7	862
TOTALS	2,982			2,375	292,564

EXTRA FEATURES					
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L N	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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	01/01/2023	BY	CD
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23667 FLORA PARKE BLVD, FERNANDINA BEACH

TOTAL OB/XF																
2,975																

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2,975																

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY																
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,564
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,539
SOH/AGL Deduction		177,419
ASSESSED VALUE		203,120
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		146,709
TOTAL JUST VALUE		380,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210474	XFOB	152,493	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/1211	4/23/2003	WD	Q	I		175,300
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: ELLINGTON KENNETH &						
1092/0875	11/05/2002	WD	U	V	19	30,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2003] W15 FOP=[YR=2003] N8 W22 PTO=[YR=2003] W17 S8 E17 N8 \$ S8 E15 N2 E5 S2 E2 \$ W2 N2 W5 S2 W32 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N2 E12 N20 W12 N3 W9 S3 W12\$ E12 N3 E9 N33 \$.																