

AZADIAN JOSEPH G 2023 REVOCABLE TRUST/AZADIAN JOSE
23585 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0176-0000

20

FACE BRICK 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

11

CLAY TILE 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

0

0 100

00

NONE 100

01

Quality Level 01

0100

SINGLE FAMILY

MKT AREA

04

4041.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,985

100

2004

1,985

226,756

FGR

441

55

2004

243

27,759

FOP

127

30

2004

38

4,341

FSP

84

40

2004

34

3,884

TOTALS

2,637

2,300

262,740

EXTRA FEATURES

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

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

01/06/2023

BY

DJA

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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MARKET ADJUSTMENTS

REPL. COST NEW

311,857

2004

2004

0

0

15.75

84.25

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

262,740

TOTAL MARKET OB/XF VALUE

3,010

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

350,750

SOH/AGL Deduction

158,805

ASSESSED VALUE

191,945

TOTAL EXEMPTION VALUE

HX HB WR

56,411

BASE TAXABLE VALUE

135,534

TOTAL JUST VALUE

350,750

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

371,994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2688/1482

12/28/2023

QC

U

I

11

100

GRANTOR: AZADIAN JOSEPH G

GRANTEE: AZADIAN JOSEPH G

20

2688/1479

12/28/2023

QC

U

I

11

100

GRANTOR: AZADIAN JOSEPH G

GRANTEE: AZADIAN JOSEPH G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N7 W12 S7 E12 \$ W35 S25
FGR=[YR=2004] S21 E19 FOP=[YR=2004] S5 E23 N5 W3 N2 W6 S2
W14 \$ E2 N21 W21 \$ E21 S21 E12 N2 E6 S2 E14 N46 \$.

23585 FLORA PARKE BLVD, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU