LOT 178
FLORA PARKE 2B PB 6/255

WELT LOUIS W JR/RANKIN HOLLY J
23501 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0178-0000

BUILDING CHARACTERISTICS

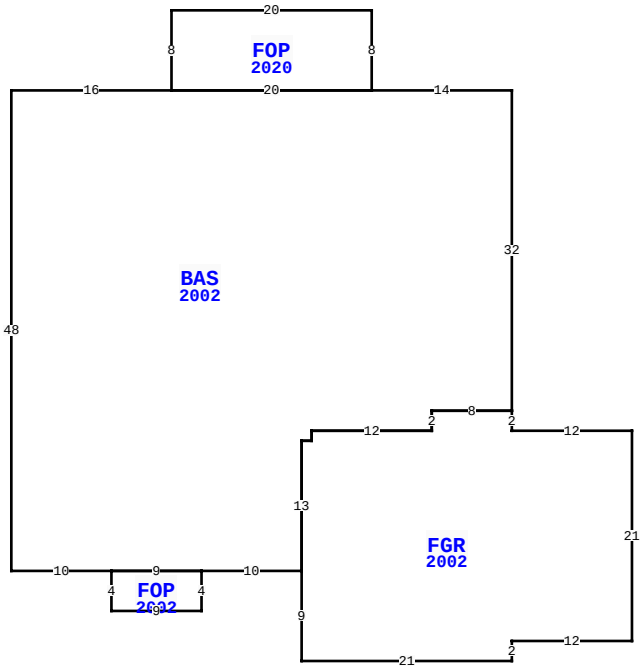
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,091	100	2002	2,091	237,794
FGR	750	55	2002	412	46,854
FOP	36	30	2002	11	1,251
FOP	160	30	2020	48	5,459
TOTALS	3,037			2,562	291,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	92.4480	128.50	329,217	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2020 Heated Area: 2091 HX Base Yr 2020



23501 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		291,357
TOTAL MARKET OB/XF VALUE		64,551
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,908
SOH/AGL Deduction		132,062
ASSESSED VALUE		308,846
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		207,435
TOTAL JUST VALUE		440,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009048	SCRN ENCLSR	11,075	11/01/2020
B2005373	SWIM POOL	72,000	08/01/2020
B1705617	WINDOWS	9,695	09/01/2017
B0209778	NEW CONSTR	155,441	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2862/250	4/15/2026	WD	Q	I	01	545,000
GRANTOR: DODSON TIMOTHY E & RE						
GRANTEE: WELT LOUIS W JR						
2271/0809	4/19/2019	WD	Q	I	01	253,000
GRANTOR: DAVIS THERESA A & MIC						
GRANTEE: DODSON TIMOTHY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 W20 W16 S48 E10 E9 E10 N13 E1 N1 E12 N2 E8 N32 $
FGR=[YR=2002;ORIG=-21,48] S9 E21 N2 E12 N21 W12 N2 W8 S2 W12 S1 W1 S13 $
FOP=[YR=2020;ORIG=-14,0] N8 W20 S8 E20 $
FOP=[YR=2002;ORIG=-40,48] S4 E9 N4 W9 $
.

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	2002	2002	3	84	2,940	
4	0911	SCRN RM A	0	100	0	0	956.00	SF	18.00	18.00	100	2020	2020	3	82	14,111	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 64,551

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