LOT 179
FLORA PARKE 2B PB 6/255

MANN KEITH C & APRIL D
23495 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0179-0000

BUILDING CHARACTERISTICS

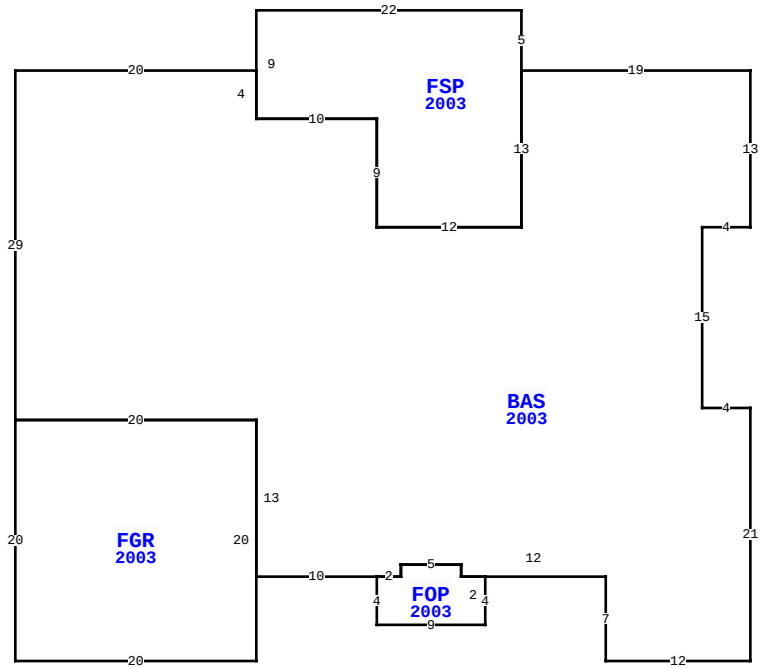
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,125	100	2003	2,125	261,655
FGR	400	55	2003	220	27,089
FOP	41	30	2003	12	1,477
FSP	306	40	2003	122	15,022
TOTALS	2,872			2,479	305,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,479	99.5328	138.35	342,970	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2022 Heated Area: 2125 HX Base Yr 2022



23495 FLORA PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,243
TOTAL MARKET OB/XF VALUE		54,693
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,936
SOH/AGL Deduction		84,742
ASSESSED VALUE		360,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,783
TOTAL JUST VALUE		444,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017182	ADDITION	7,500	11/18/2022
22006273	SWIM POOL	17,400	04/21/2022
M1707975	H/AC	0	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/1643	9/29/2021	WD	Q	I	01	375,000
GRANTOR: GRAHAM RODNEY A & JOY						
GRANTEE: MANN KEITH C & APRI						
2378/1085	7/20/2020	WD	Q	I	01	310,000
GRANTOR: QUATTRENE FRANCIS & Y						
GRANTEE: GRAHAM RODNEY A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FSP=[YR=2003] N5 W22 S9 E10 S9 E12 N13$ S13 W12 N9 W10 N4 W20 S29 FGR=[YR=2003] S20 E20 N20 W20 $ E20 S13 E10 FOP=[YR=2003] S4 E9 N4 W2 N1 W5 S1 W2 $ E2 N1 E5 S1 E12 S7 E12 N21 W4 N15 E4 N13 $.

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	2003	2003	3	85	2,975	
3	0860	POOL/SPA	1	100	0	0	1.00	UT	40,000.00	40,000.00	100	2023	2023	03	100	40,000	
4	0912	SCRN RM G	1	100	0	0	600.00	SF	21.00	21.00	100	2023	2023		93	11,718	

LAND DESCRIPTION

TOTAL OB/XF 54,693

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 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS