



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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

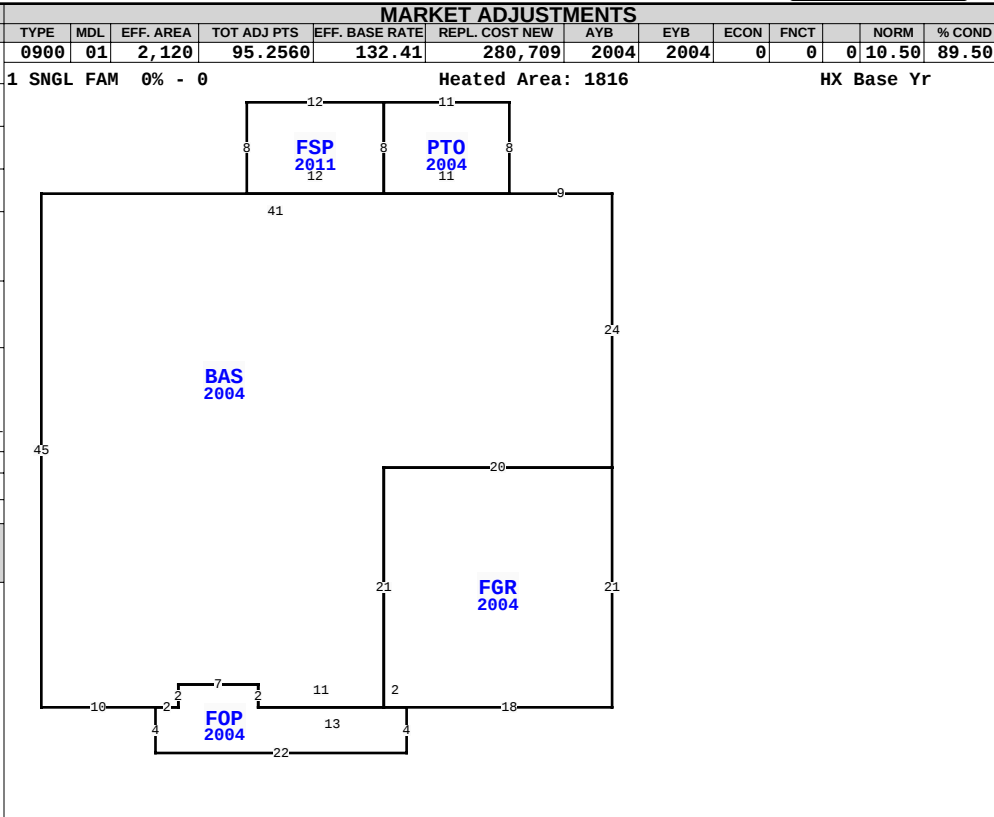
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2004	1,816	215,209
FGR	420	55	2004	231	27,375
FOP	102	30	2004	31	3,674
FSP	96	40	2011	38	4,504
PTO	88	5	2004	4	474

TOTALS	2,522			2,120	251,235
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



23429 FLORA PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF	3,010
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	251,235		
TOTAL MARKET OB/XF VALUE	3,010		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	339,245		
SOH/AGL Deduction	0		
ASSESSED VALUE	339,245		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	339,245		
TOTAL JUST VALUE	339,245		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	363,382		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006056	REPAIR/RRF	15,902	08/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2487/0261	7/30/2021	WD Q	I	I	01
GRANTOR: DOUGHERTY SAVANNAH & GRANTEE: ARNETT MARK A & BRO					SALE PRICE
2259/0247	3/04/2019	WD Q	I	I	02
GRANTOR: FRANCIS BENJAMIN AARO GRANTEE: DOUGHERTY SAVANNAH					363,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W9 PTO=[YR=2004] N8 W11 FSP=[YR=2011] W12 S8 E12 N8 \$S8 E11 \$ W41 S45 E10 FOP=[YR=2004] S4 E22 N4 FGR=[YR=2004] E18 N21 W20 S21 E2 \$ W13 N2 W7 S2 W2 \$ E2 N2 E7 S2 E11 N21 E20 N24 \$.					