LOT 60
FLORA PARKE #3 PB 6/402

HOFFMAN TIMOTHY/CHRISTIANSON LINDA
32037 HIBISCUS PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0060-0000

BUILDING CHARACTERISTICS

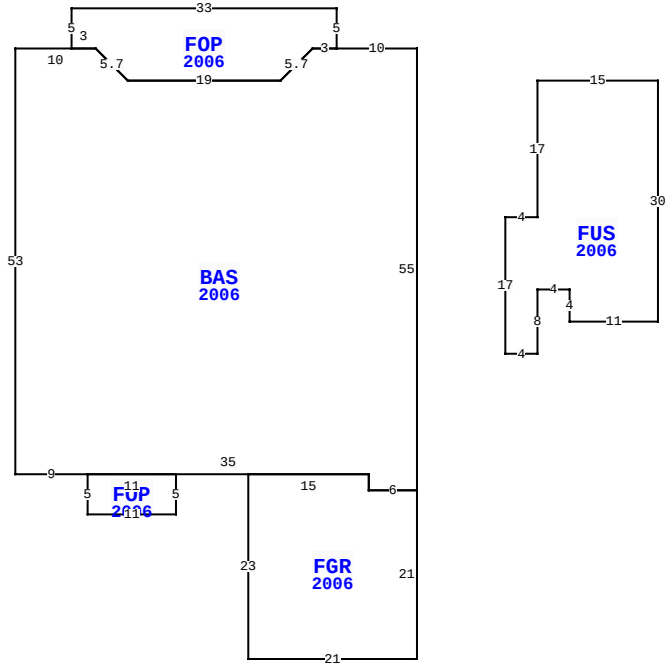
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	303,258
FGR	471	55	259	30,561
FOP	55	30	16	1,888
FOP	257	30	77	9,086
FUS	502	100	502	59,236
TOTALS	3,855		3,424	404,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,424	108.0080	128.26	439,162	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 3072 HX Base Yr 2022



32037 HIBISCUS PARKE CT, FERNANDINA BEACH

BLD DATE	02/05/2007	PH	LGL DATE	
XF DATE	02/05/2007	PH	LAND DATE	02/09/2007 0
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,029
TOTAL MARKET OB/XF VALUE		30,890
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		499,919
SOH/AGL Deduction		97,180
ASSESSED VALUE		402,739
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,739
TOTAL JUST VALUE		499,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906747	SCRN ENCLSR	8,900	08/01/2019
B19856	SWIM POOL	25,000	05/01/2007
M10602	MECH OTHER	0	11/01/2005
E15899	ELEC OTHER	0	10/01/2005
P10112	OTHER	0	10/01/2005
B16171	NEW CONSTR	215,690	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/1512	5/02/2019	WD	Q	I	01	332,500
GRANTOR: HOLLAND FRANCES H & G						
GRANTEE: HOFFMAN TIMOTHY & L						
1395/1377	3/14/2006	WD	Q	I		309,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOLLAND FRANCES H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006]N5 W33 S5 E3 R4 D4 E19 R4 U4 E3$W3 D4 L4 W19 L4 U4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11$ E35 S2 E6$W6N2 W15 S23 E21$ PTR=N72E15 FUS=[YR=2006] E15 S30 W11 N4 W4 S8 W4 N17 E4 N17$ W15 S72$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	0	0	1,060.00	SF	6.50	6.50	100	2006	2006	3	88	6,063	
3	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	100	2007	2007	3	74	2,131	
4	0845	KOOL DECK	0	100	0	0	649.00	SF	7.25	7.25	100	2007	2007	3	89	4,188	
5	0861	POOL GUNIT	0	100	0	0	276.00	SF	85.00	85.00	100	2007	2007	3	52	12,199	
6	0911	SCRN RM A	0	100	0	0	285.00	SF	17.50	17.50	100	2019	2019	3	90	4,489	

LAND DESCRIPTION

TOTAL OB/XF 30,890

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS