LOT 62
IN OR 1395/1427
FLORA PARKE #3 PB 6/402

MOODY MICHAEL W & BETTY E
32045 HIBISCUS PARKE CT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0062-0000

BUILDING CHARACTERISTICS

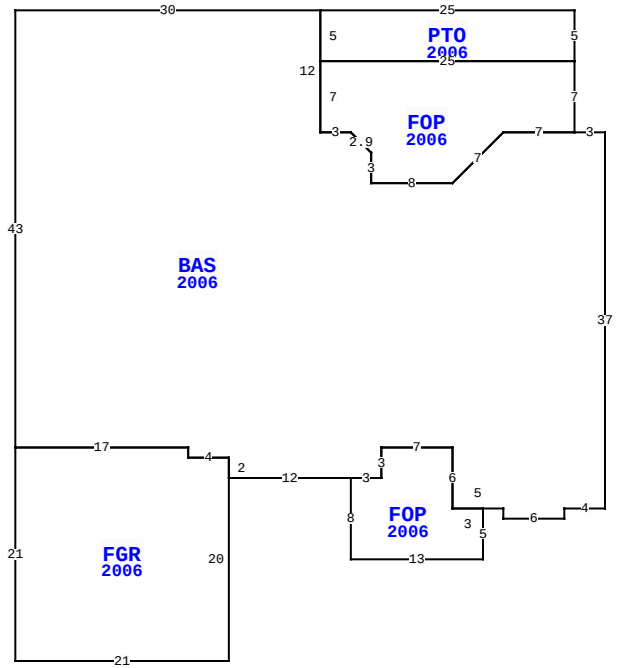
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,249	100	2,249	261,594
FGR	437	55	240	27,916
FOP	116	30	35	4,071
FOP	230	30	69	8,026
PTO	125	5	6	698
TOTALS	3,157		2,599	302,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,599	106.4640	126.43	328,592	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 2249 HX Base Yr 2007



32045 HIBISCUS PARKE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,305
TOTAL MARKET OB/XF VALUE		13,709
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,014
SOH/AGL Deduction		178,054
ASSESSED VALUE		202,960
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,960
TOTAL JUST VALUE		381,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10711	H/AC	0	12/01/2005
E16165	NEW CONSTR	2,000	11/01/2005
R08405	REPAIR/RRF	2,800	10/01/2005
B16321	NEW CONSTR	165,523	10/01/2005
P10200	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1427	3/14/2006	WD	Q	I		274,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOODY MICHAEL W & B						
1264/1792	10/11/2004	WD	U	V	19	43,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N37 W3 FOP=[YR=2006] N7 PTO=[YR=2006] N5 W25 S5 E25$W25 S7 E3 D2 R2 S3 E8 R5 U5 E7$W7 D5 L5 W8 N3 U2 L2 W3N12 W30 S43 FGR=[YR=2006] S21E21N20W4N1W17$ E17S1E4S2 E12 FOP=[YR=2006] S8E13N5 W3N6 W7S3W3$E3N3E7S6E5 S1 E6N1 E4$.

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	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	
3	0810	CONCRETE A	0	100	65	16	1,040.00	SF	6.50	6.50	100	2006	2006	3	88	5,949	
4	0476	VF 6 SBPL	0	100	0	0	183.00	LF	32.00	32.00	100	2006	2006	3	72	4,216	
5	0476	VF 6 SBPL	0	100	0	0	96.00	LF	16.00	16.00	100	2006	2006	3	72	1,106	

LAND DESCRIPTION

TOTAL OB/XF 13,709

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 04/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS