LOT 35
IN OR 2104/67
FLORA PARKE #4 PB 7/137

KNUTSON BRUCE A
32424 FERN PARK WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0035-0000

BUILDING CHARACTERISTICS

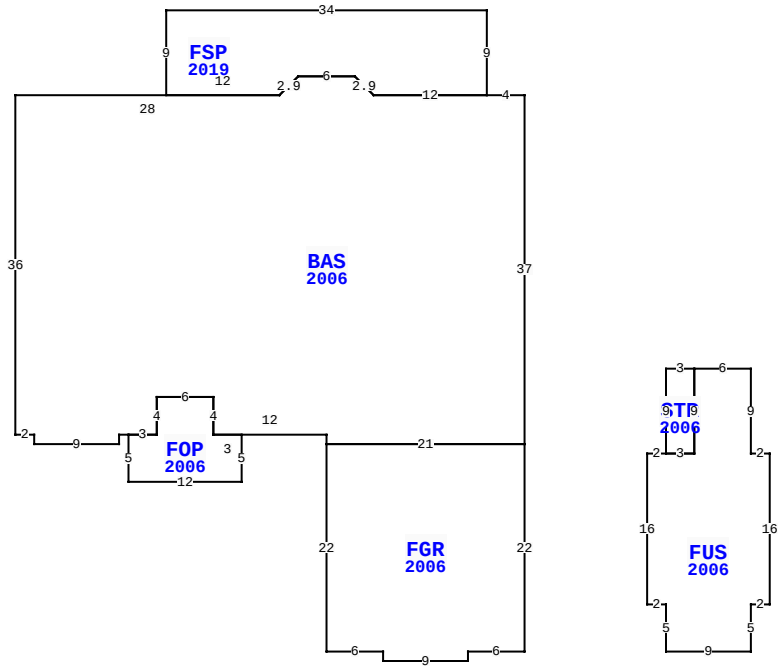
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,966	100	1,966	228,676
FGR	471	55	259	30,125
FOP	84	30	25	2,908
FSP	290	40	116	13,493
FUS	307	100	307	35,709
STR	27	10	3	349
TOTALS	3,145		2,676	311,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,676	106.4640	126.43	338,327	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 2273 HX Base Yr 2022



32424 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,261
TOTAL MARKET OB/XF VALUE		11,906
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		388,167
SOH/AGL Deduction		71,868
ASSESSED VALUE		316,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,299
TOTAL JUST VALUE		388,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1520569	H/AC	0	01/02/2015
M11565	H/AC	0	05/01/2006
P11040	NEW CONSTR	0	04/01/2006
C17474	CO ISSUED	0	01/01/2006
B17474	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/0067	2/27/2017	WD	Q	I	01	265,000
GRANTOR: SCHWERDTFEGER RICHARD						
GRANTEE: KNUTSON BRUCE A						
1504/1955	6/11/2007	WD	Q	I		299,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHWERDTFEGER RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N37 W4 FSP=[YR=2019] N9 W34 S9 E12 U2 R2 E6 R2 D2 E12$ W12 U2 L2 W6 D2 L2 W28 S36 E2 S1 E9 N1 E1 FOP=[YR=2006] S5 E12 N5 W3 N4 W6 S4 W3$E3 N4 E6 S4 E12 S1 E21$W21 S22 E6 S1 E9 N1 E6$ PTR=E15
FUS=[YR=2006] N5 W2 N16 E2 STR=[YR=2006] N9 E3 S9 W3$ E3 N9 E6 S9 E2 S16 W2 S5 W9$ W15$.

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	1,145.00	SF	6.50	6.50	100	2006	2006	3	88	6,549	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2007	2007	3	74	3,315	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 11,906

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 05/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS