

LOT 38
IN OR 2217/752
FLORA PARKE #4 PB 7/137

REDMOND MICHAEL B/PAIDER NICOLE A
32436 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0038-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	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
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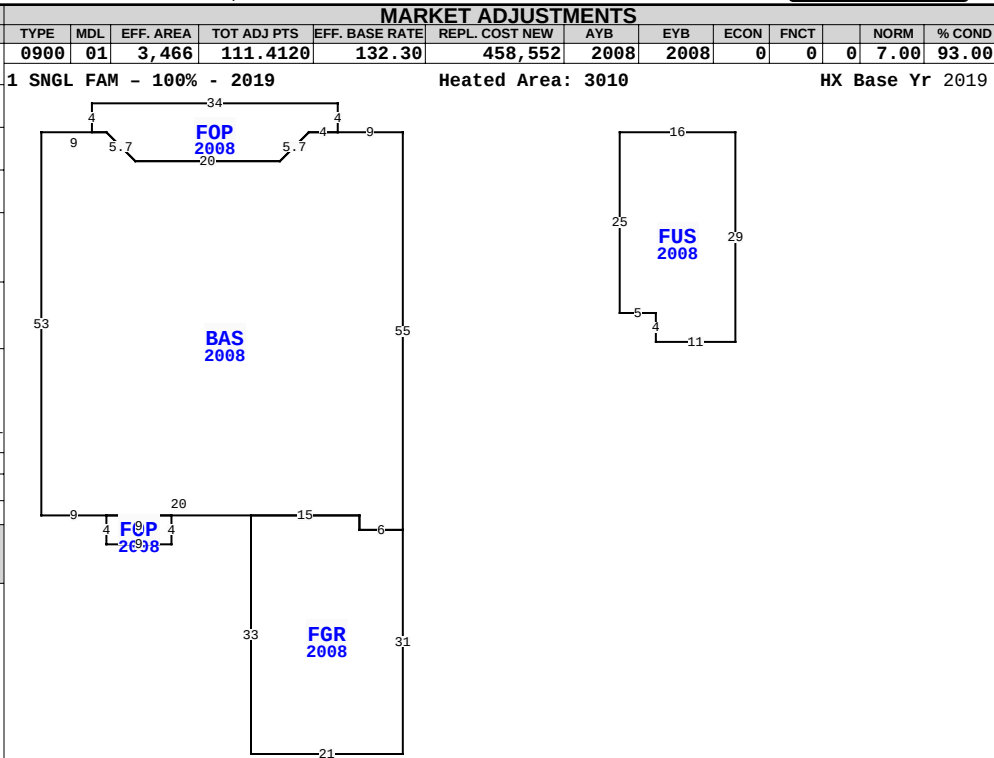
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,566	100	2,566	315,718
FGR	681	55	375	46,140
FOP	36	30	11	1,353
FOP	232	30	70	8,613
FUS	444	100	444	54,629

TOTALS	3,959	3,466	426,453
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,481.00	SF	4.00
3	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



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

L N	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	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,481.00	SF	4.00	4.00	100	2008	2008	3	90	5,332	
3	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2008	2008	3	40	7,448	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2008	2008	3	56	24,371	
5	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	100	2008	2008	3	90	3,602	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400	
7	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2008	2008	3	76	4,086	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228	

TOTAL OB/XF														48,722			
R	LOC			TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	ADJ	LA			
D	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	PTH FACT	COND	ADJ	PRICE		PRICE		VAL			
		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00		65,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										426,453	
TOTAL MARKET OB/XF VALUE										48,722	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										540,175	
SOH/AGL Deduction										174,921	
ASSESSED VALUE										365,254	
TOTAL EXEMPTION VALUE										HX HB VX 55,000	
BASE TAXABLE VALUE										310,254	
TOTAL JUST VALUE										540,175	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										422,450	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530388	SOLAR PANELS	44,902	05/06/2015
M1520929	H/AC	0	04/06/2015
B21401	SCRN ENCLOSURE	8,000	05/01/2008
M13641	MECH OTHER	0	02/01/2008
C20977	CO ISSUED	0	01/01/2008
E20442	ELEC OTHER	2,000	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2217/0752	8/10/2018	WD	Q	I	01	409,000	
GRANTOR: REID DAVID M & MICHEL							
GRANTEE: REDMOND MICHAEL B &							
1548/0466	1/28/2008	WD	Q	V		53,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: REID DAVID M & MICH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W9 FOP=[YR=2008] N4 W34 S4 E2 D4 R4 E20 U4 R4 E4 \$ W4 D4 L4 W20 U4 L4 W9 S53 E9 FOP=[YR=2008] S4 E9 N4 W9 \$ E20 FGR=[YR=2008] S33 E21 N31 W6 N2 W15 \$ E15 S2 E6 N55 \$ PTR= E30 FUS=[YR=2008] E16 S29 W11 N4 W5 N25 \$ W30 \$.									