LOT 42
IN OR 1644/727
FLORA PARKE #4 PB 7/137

HUPPMANN ALAN M
32447 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0042-0000

BUILDING CHARACTERISTICS

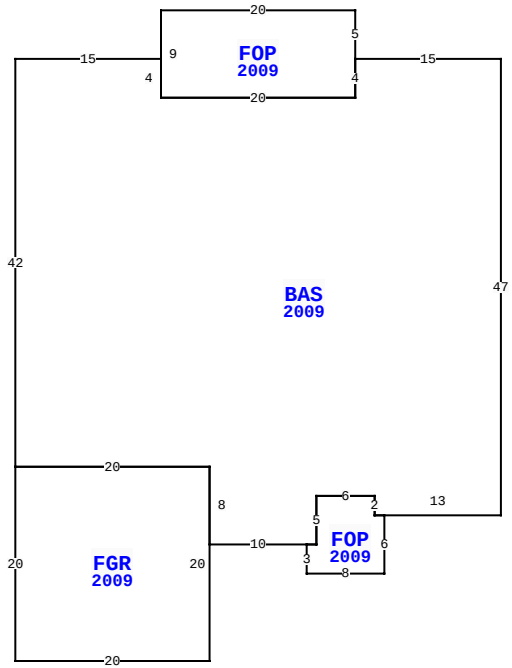
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,191	100	2,191	259,002
FGR	400	55	220	26,007
FOP	57	30	17	2,009
FOP	180	30	54	6,383
TOTALS	2,828		2,482	293,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,482	106.4640	126.43	313,799	2009	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 2191 HX Base Yr 2022



32447 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		293,402
TOTAL MARKET OB/XF VALUE		11,403
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		369,805
SOH/AGL Deduction		66,357
ASSESSED VALUE		303,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,448
TOTAL JUST VALUE		369,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21772	CO ISSUED	0	07/13/2009
M14457	MECH OTHER	0	04/01/2009
E21199	ELEC OTHER	2,000	09/01/2008
P13477	OTHER	0	09/01/2008
R11463	REPAIR/RRF	2,800	08/01/2008
B21772	NEW CONSTR	200,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1644/0727	9/30/2009	WD	Q	I	01	220,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUPPMANN ALAN M						
1565/1736	5/09/2008	WD	U	V	19	35,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FOP=[YR=2009] N5 W20 S9 E20 N4 $ S4 W20 N4 W15 S42 FGR=[YR=2009] S20 E20 N20 W20 $ E20 S8 E10 FOP=[YR=2009] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N47 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	2009	2009	3	91	2,584	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2016	2016	3	92	3,827	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0479	VF PICKET	0	100	0	0	125.00	LF	10.00	10.00	100	2016	2016	3	92	1,150	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 11,403

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS