LOT 43
IN OR 1962/1303
FLORA PARKE #4 PB 7/137

EASON PATRICIA L
32443 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0043-0000

BUILDING CHARACTERISTICS

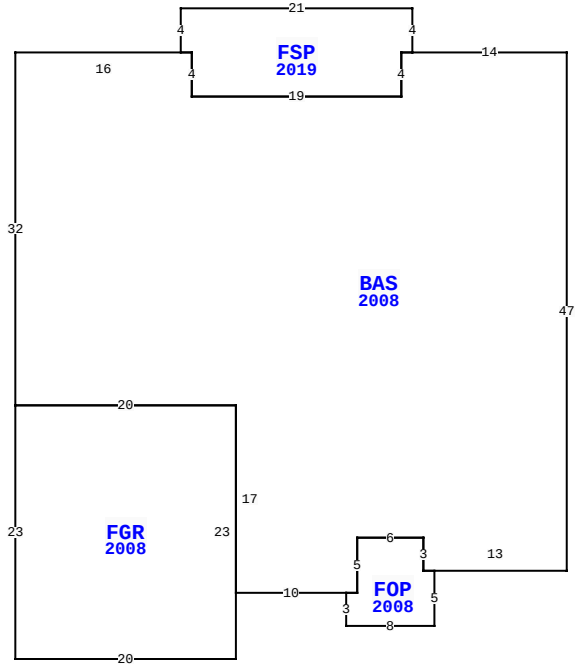
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,978	100	1,978	239,545
FGR	460	55	253	30,640
FOP	56	30	17	2,059
FSP	160	40	64	7,751
TOTALS	2,654		2,312	279,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,312	109.6620	130.22	301,069	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2010 Heated Area: 1978 HX Base Yr 2010



32443 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE	02/20/2009	RK	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		279,994
TOTAL MARKET OB/XF VALUE		3,033
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		348,027
SOH/AGL Deduction		163,093
ASSESSED VALUE		184,934
TOTAL EXEMPTION VALUE	HX HB VX VP WX	172,441
BASE TAXABLE VALUE		12,493
TOTAL JUST VALUE		348,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21545	CO ISSUED	0	02/13/2009
M14068	MECH OTHER	0	08/01/2008
E21030	ELEC OTHER	2,000	07/01/2008
P13346	OTHER	0	07/01/2008
R11347	REPAIR/RRF	2,800	06/01/2008
B21545	NEW CONSTR	175,362	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/1303	12/18/2014	QC	U	I	11	100
GRANTOR: EASON LEWIS CHARLES &						
GRANTEE: EASON LEWIS CHARLES						
1630/0269	7/06/2009	WD	Q	I	01	208,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EASON LEWIS C & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2019] N4 W21 S4 E1 S4 E19 N4 E1 $ W1 S4 W19 N4 W16 S32 FGR=[YR=2008] S23 E20 N23 W20 $E20 S17 E10 FOP=[YR=2008] S3 E8 N5 W1 N3 W6 S5 W1 $ E1 N5 E6 S3 E13 N47 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2008	2008	3	90	3,033	

LAND DESCRIPTION

TOTAL OB/XF 3,033

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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