

MAGUIRE AMY & TIM
32439 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

26-2N-28-0552-0044-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,381 112.5040 133.60 318,102 2006 2006 0 0 8.00 92.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2016 Heated Area: 2099 HX Base Yr 2016										BUILDING MARKET VALUE 292,654									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 35,672									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 65,000									
Interior Floo 11 CLAY TILE 60																				TOTAL MARKET VALUE 393,326									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 138,813									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 254,513									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 204,513									
Bathrooms 2 100																				TOTAL JUST VALUE 393,326									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 311,605									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B21120 SWIM POOL 35,000 02/01/2008									
MAP NUM MKT AREA 04																				M12003 H/AC 0 09/01/2006									
NEIGHBORHOOD/LOC 4041.00																				C18381 CO ISSUED 176,682 08/01/2006									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B18381 NEW CONSTR 176,682 08/01/2006									
BAS 2,099 100 2,099 257,992																				E17884 NEW CONSTR 2,000 08/01/2006									
FGR 400 55 220 27,041																				P11461 NEW CONSTR 0 08/01/2006									
FOP 54 30 16 1,967																													
FOP 153 30 46 5,654																													
TOTALS 2,706 2,381 292,654																													
EXTRA FEATURES										32439 FERN PARKE WAY, FERNANDINA BEACH																			
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 2006 2006 3 91 3,185																													
2 0810 CONCRETE A 0 100 37 16 592.00 SF 6.50 6.50 100 2006 2006 3 88 3,386																													
3 0810 CONCRETE A 0 100 20 3 60.00 SF 6.50 6.50 100 2006 2006 3 88 343																													
4 0861 POOL GUNIT 0 100 0 0 420.00 SF 85.00 85.00 100 2008 2008 3 56 19,992																													
5 0476 VF 6 SBPL 0 100 0 0 215.00 LF 32.00 32.00 100 2008 2008 3 76 5,229																													
6 0855 CONC PAVER 0 100 0 0 655.00 SF 6.00 6.00 100 2008 2008 3 90 3,537																													
LAND DESCRIPTION										TOTAL OB/XF 35,672																			
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 01/11/2023 BY DJ										Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000										PRINTED 08/02/2023 BY SYS									