

RIZKALLA RIZKALLA S & SUSAN A
32431 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

26-2N-28-0552-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		16		WD FR STUC 100		0900		01		2,456		106.4640		126.43		310,512		2008		2008		0		0		7.00		93.00									
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2019										Heated Area: 2157										HX Base Yr 2019											
Roof Structur		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Interior Wall		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Interior Floo		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Air Condition		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Heating Type		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Bedrooms		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Bathrooms		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Frame		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Stories		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Units		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Occupancy		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
Quality		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		03		CENTRAL 100		04		AIR DUCTED 100		4 100		2 100		02		WOOD FRAME 100							
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		2,157		100		2,157		253,620																															
FGR		400		55		220		25,868																															
FOP		63		30		19		2,234																															
FOP		199		30		60		7,055																															
TOTALS		2,819				2,456		288,776																															
EXTRA FEATURES										32431 FERN PARKE WAY, FERNANDINA BEACH										BLD DATE 08/18/2008 XF DATE 08/18/2008 INC DATE										RK RK LGL DATE LAND 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	0811	CONCRETE B			0	100	0	0	668.00	SF	5.20	5.20	100	2008	2008	3	90	3,126																					
3	0476	VF 6 SBPL			0	100	0	0	192.00	LF	32.00	32.00	100	2009	2009	3	78	4,792																					
4	0470	VNYL GATE			0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468																					
5	0911	SCRN RM A			0	100	0	0	1,296.00	SF	17.50	17.50	100	2017	2017	3	82	18,598																					
6	0861	POOL GUNIT			0	100	0	0	450.00	SF	85.00	85.00	100	2017	2017	3	87	33,278																					
7	0855	CONC PAVER			0	100	0	0	846.00	SF	7.00	7.00	100	2017	2017	3	97	5,744																					
8	0871	POOL HTR R			0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640																					
9	0855	CONC PAVER			0	100	0	0	150.00	SF	7.00	7.00	100	2017	2017	3	97	1,019																					
LAND DESCRIPTION																				TOTAL OB/XF 71,920																			
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																				