LOT 47
IN OR 1580/1607
FLORA PARKE #4 PB 7/137

BOWMAN JEFFRY J/ALESSI ANNA MELINDA
32427 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0047-0000

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

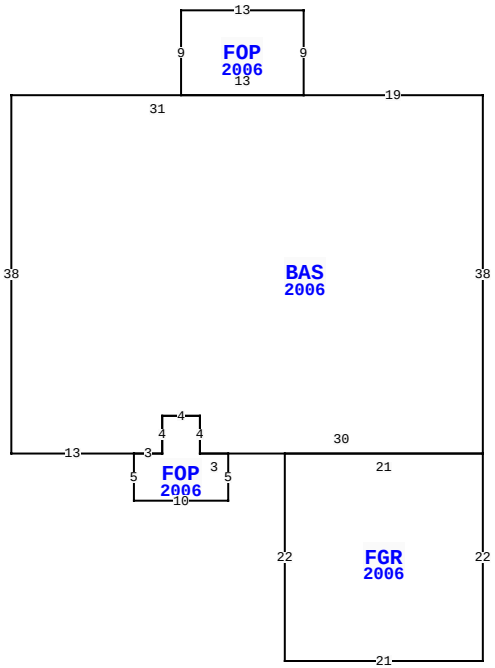
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	227,736
FGR	462	55	254	30,703
FOP	66	30	20	2,418
FOP	117	30	35	4,231
TOTALS	2,529		2,193	265,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,193	110.6420	131.39	288,138	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 1884 HX Base Yr 2009



32427 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		265,087
TOTAL MARKET OB/XF VALUE		25,129
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		355,216
SOH/AGL Deduction		160,338
ASSESSED VALUE		194,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,878
TOTAL JUST VALUE		355,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22521	XFOB	7,700	05/01/2009
M12042	H/AC	0	09/01/2006
C18380	CO ISSUED	164,406	08/01/2006
B18380	NEW CONSTR	164,406	08/01/2006
E17879	NEW CONSTR	2,000	08/01/2006
P11462	NEW CONSTR	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1607	8/08/2008	WD	Q	I		207,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BOWMAN JEFFRY J & A

1429/1471	7/21/2006	WD	U	V	19	60,000

GRANTOR: FLORA PARKE DEVELOPME
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N38 W19 FOP=[YR=2006] N9 W13 S9 E13$W31 S38 E13 FOP=[YR=2006] S5 E10 N5 W3 N4 W4 S4 W3$E3N4E4S4 E30$W21 S22 E21 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	2006	2006	3	88	601	
3	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	88	3,295	
4	0462	ST/AL FNC	0	100	0	0	1,868.00	SF	10.00	10.00	100	2008	2008	3	56	10,461	
5	0911	SCRN RM A	0	100	0	0	351.00	SF	17.50	17.50	100	2009	2009	3	45	2,764	
6	0855	CONC PAVER	0	100	0	0	680.00	SF	10.00	10.00	100	2009	2009	3	91	6,188	

LAND DESCRIPTION

TOTAL OB/XF 25,129

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 04/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS