LOT 48
IN OR 1484/855
FLORA PARKE #4 PB 7/137

MINOTTO RALPH E & LILLY M
32423 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-0552-0048-0000**

## BUILDING CHARACTERISTICS

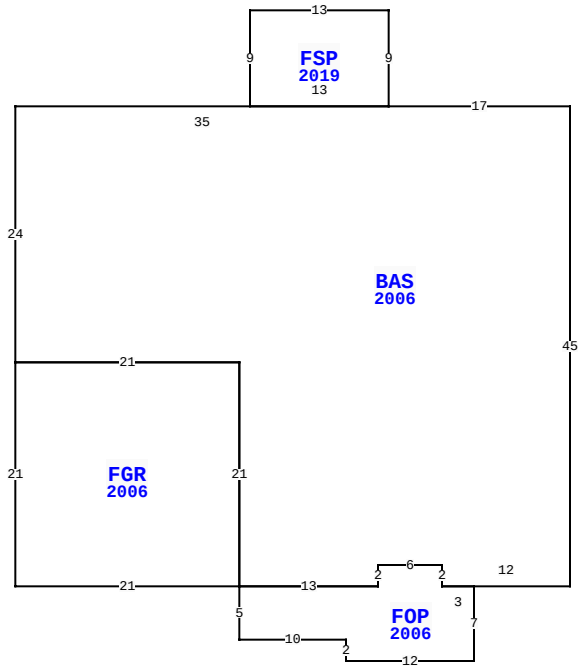
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,887 | 100 | 1,887 | 226,067 |
| FGR | 441 | 55 | 243 | 29,112 |
| FOP | 146 | 30 | 44 | 5,272 |
| FSP | 117 | 40 | 47 | 5,630 |
| TOTALS | 2,591 | | 2,221 | 266,081 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,221 | 109.6620 | 130.22 | 289,219 | 2006 | 2006 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2008 Heated Area: 1887 HX Base Yr 2008




32423 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 | | 266,081 |
| TOTAL MARKET OB/XF VALUE | | 5,408 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 336,489 |
| SOH/AGL Deduction | | 157,953 |
| ASSESSED VALUE | | 178,536 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 128,536 |
| TOTAL JUST VALUE | | 336,489 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 269,658 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C0616985 | CO ISSUED | 0 | 01/01/2006 |
| B0616985 | NEW CONSTR | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1484/0855 | 3/12/2007 | WD | Q | I | | 252,000 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MINOTTO RALPH E & L

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2019] N9 W13 S9 E13$ W35 S24 FGR=[YR=2006] S21 E21 N21 W21$ E21 S21 FOP=[YR=2006] S5 E10 S2 E12 N7 W3 N2 W6 S2 W13$ E13 N2 E6 S2 E12 N45$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 694.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,176 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 412 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,408

| 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 05/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS