

LOT 176
IN OR 2218/855
FLORA PARKE UNIT 6B PBK 8/283

BALESTRA JARROD H & MELISSA
32228 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0176-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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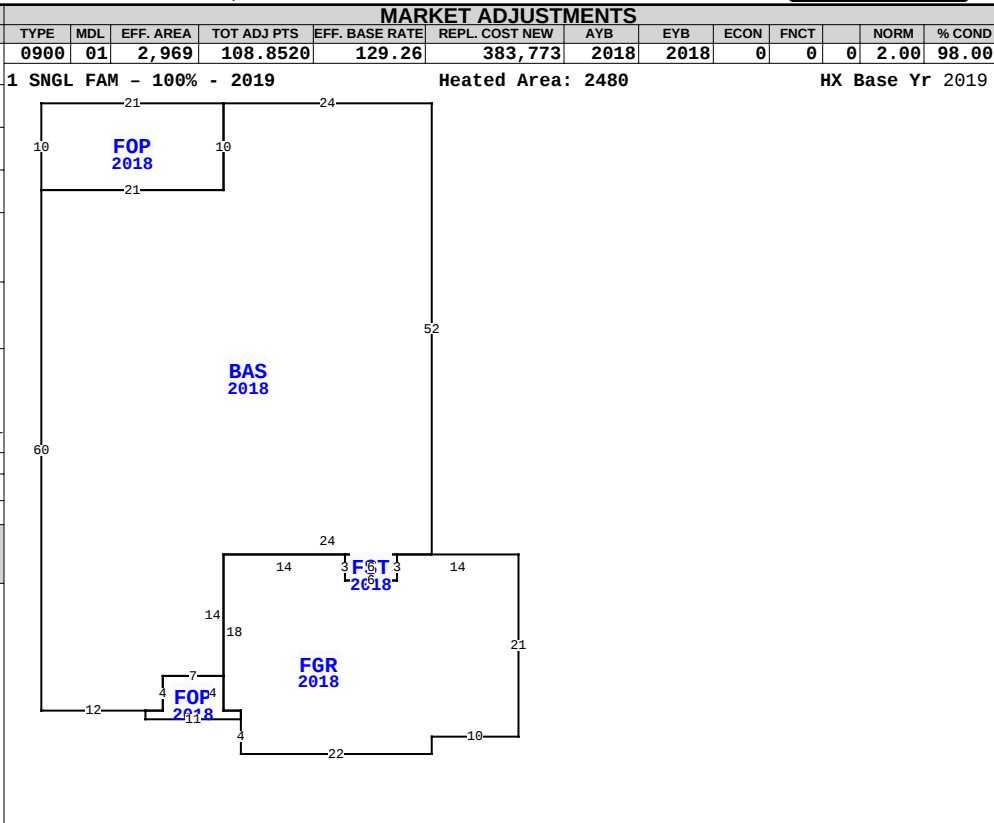
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	314,154
FGR	734	55	404	51,177
FOP	39	30	12	1,520
FOP	210	30	63	7,980
FST	18	55	10	1,267

TOTALS	3,481		2,969	376,098
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	354.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



32228 GOLDENROD PARKE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
16,555											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,098	
TOTAL MARKET OB/XF VALUE		16,555	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		457,653	
SOH/AGL Deduction		140,140	
ASSESSED VALUE		317,513	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		267,513	
TOTAL JUST VALUE		457,653	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,038	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802273	CO ISSUED	0	08/06/2018
B1802273	NEW CONSTR	330,313	03/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2218/0855	8/14/2018	WD Q	I	I	02
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: BALESTRA JARROD H &					
2172/0004	1/12/2018	WD U	V	V	30
GRANTOR: FLORA PARKE DEVELOPME					60,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W24 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2018] S1 E11 FGR=[YR=2018] S4 E22 N2 E10 N21 W14 FST=[YR=2018] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52\$.											