LOT 181
FLORA PARKE UNIT 6B PBK 8/283

HARRISON JOSHUA R & JENNIFER M
32225 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0181-0000

BUILDING CHARACTERISTICS

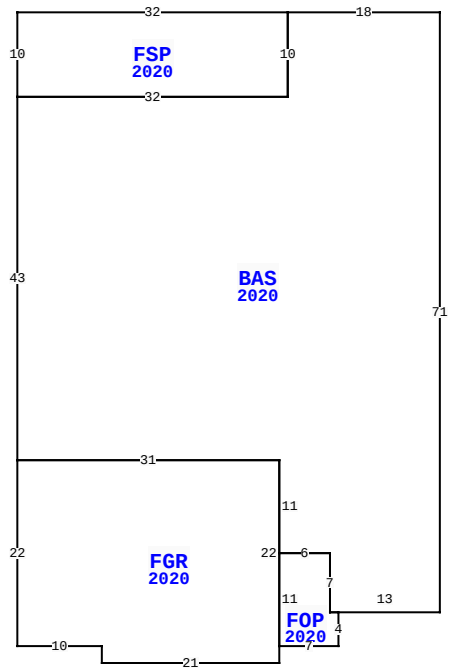
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,630	100	2,630	333,910
FGR	724	55	398	50,531
FOP	70	30	21	2,667
FSP	320	40	128	16,251
TOTALS	3,744		3,177	403,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,177	107.4560	127.60	405,385	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2630 HX Base Yr 2021



32225 GOLDENROD PARKE CT, 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		403,358
TOTAL MARKET OB/XF VALUE		8,139
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		476,497
SOH/AGL Deduction		187,230
ASSESSED VALUE		289,267
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		234,267
TOTAL JUST VALUE		476,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003813	SWIM POOL	80,000	03/22/2023
C203892	CO ISSUED	0	05/08/2020
B2000041	NEW CONSTR	367,022	01/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1463	7/07/2020	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRISON JOSHUA R &						
2374/0767	7/07/2020	WD	Q	I	01	361,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRISON JOSHUA R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FSP=[YR=2020] W32 S10 E32 N10$ S10 W32 S43 FGR=[YR=2020] S22 E10 S2 E21 N2 FOP=[YR=2020] E7 N4 W1 N7 W6 S11$ N22 W31$ E31 S11 E6 S7 E13 N71$.

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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	99	174	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2020	2020	3	99	3,696	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2020	2020	3	98	3,387	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 8,139

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 01/27/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS