



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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

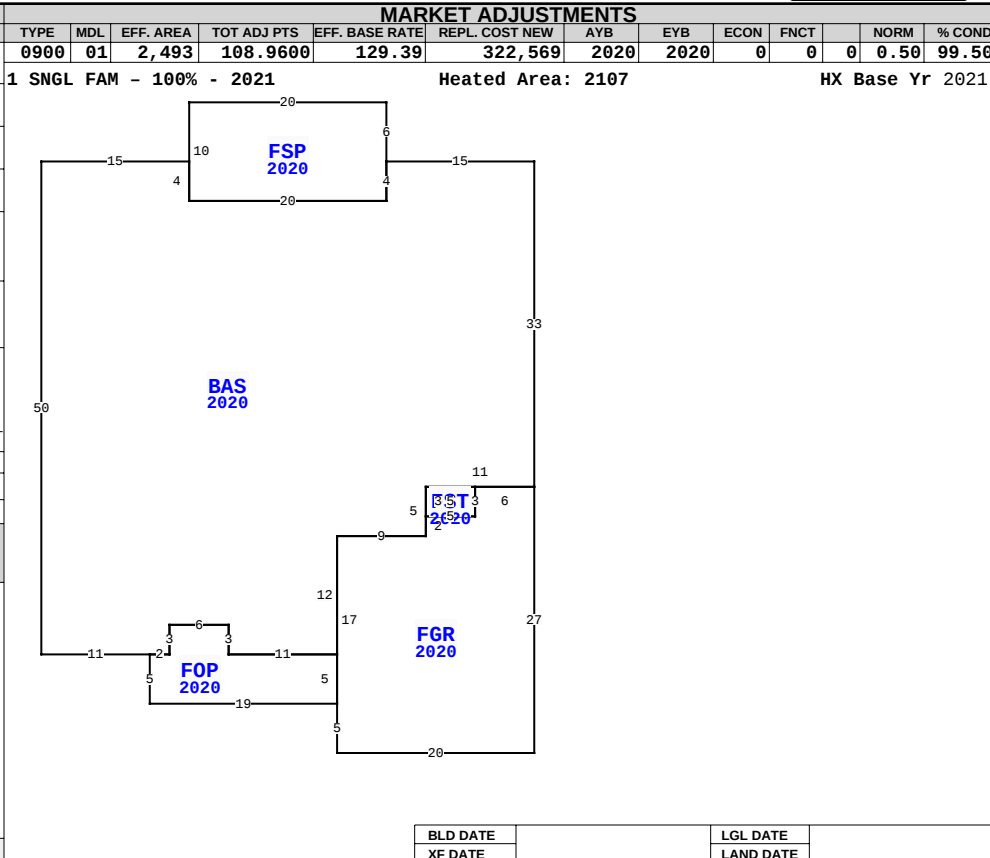
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2,107	271,262
FGR	480	55	264	33,988
FOP	113	30	34	4,377
FSP	200	40	80	10,299
FST	15	55	8	1,030
TOTALS	2,915		2,493	320,956

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	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2020	2020	3	99	290	
2	0810	CONCRETE A	0 100	0	0	512.00	SF	6.50	6.50	100	2020	2020	3	99	3,295	
3	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2020	2020	3	98	4,140	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION			TOTAL OB/XF 8,019													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00



32395 FERN PARKE WAY, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,956	
TOTAL MARKET OB/XF VALUE		8,019	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		393,975	
SOH/AGL Deduction		116,901	
ASSESSED VALUE		277,074	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		227,074	
TOTAL JUST VALUE		393,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908138	CO ISSUED	0	03/20/2020
B1908138	NEW CONSTR	291,049	10/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2369/1301	6/17/2020	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: BRINKMAN MARK N & K					
2325/1087	12/11/2019	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					310,500
GRANTEE: SEDA CONSTRUCTION C					63,000

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2020] W15 FSP=[YR=2020] N6 W20 S10 E20 N4\$ S4 W20 N4 W15 S50 E11 FOP=[YR=2020] S5 E19 FGR=[YR=2020] S5 E20 N27 W6 FST=[YR=2020] W5 S3 E5 N3\$ S3 W5 S2 W9 S17\$ N5 W11 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 N12 E9 N5 E11 N33\$.	