LOT 185
FLORA PARKE UNIT 6B PBK 8/283

CONVY GERALD J & MARY C
32387 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0185-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

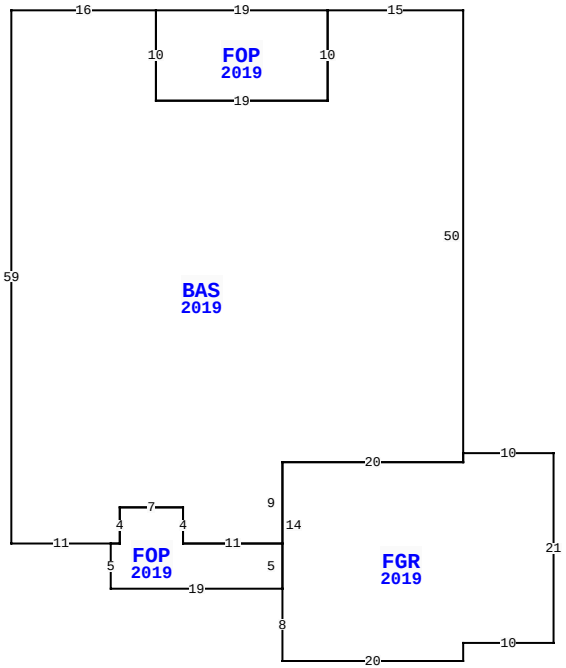
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2,552	322,379
FGR	650	55	358	45,224
FOP	123	30	37	4,674
FOP	190	30	57	7,200
TOTALS	3,515		3,004	379,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,004	107.4560	127.60	383,310	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2552 HX Base Yr 2020



32387 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		379,477
TOTAL MARKET OB/XF VALUE		11,013
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		455,490
SOH/AGL Deduction		228,834
ASSESSED VALUE		226,656
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,656
TOTAL JUST VALUE		455,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807160	CO ISSUED	0	02/04/2019
B1807160	NEW CONSTR	340,786	07/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1184	4/29/2019	WD	Q	I	01	333,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONVY GERALD J & MA						
2217/1725	8/06/2018	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] W19 S10 E19 N10$ S10 W19 N10 W16 S59 E11 FOP=[YR=2019] S5 E19 FGR=[YR=2019] S8 E20 N2 E10 N21 W10 S1 W20 S14$ N5 W11 N4 W7 S4 W1$ E1 N4 E7 S4 E11 N9 E20 N50$.

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	28	3	84.00	SF	6.50	6.50	100	2019	2019	3	99	541	
2	0811	CONCRETE B	0	100	0	0	875.00	SF	5.20	5.20	100	2019	2019	3	99	4,505	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2019	2019	3	96	4,792	
4	0475	VF 4 SBPL	0	100	0	0	66.00	LF	14.00	14.00	100	2019	2019	3	96	887	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 11,013

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 08/07/2019 BY KWMB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS