



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 60		
Interior Floor	14	CARPET 40		
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	2,480	100	2,480	302,171
FGR	737	55	405	49,347
FOP	39	30	12	1,462
FSP	210	40	84	10,235
FST	15	55	8	975
PTO	50	5	2	244
PTO	252	5	13	1,584
TOTALS		3,783	3,004	366,017

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	104.6960	124.33	373,487	2018	2018	0	0	0	2.00	98.00
1 SNGL FAM - 100% - 2023 Heated Area: 2480 HX Base Yr 2023												
32071 PRIMROSE PARKE WAY, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		366,017
TOTAL MARKET OB/XF VALUE		11,910
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		442,927
SOH/AGL Deduction		169,409
ASSESSED VALUE		273,518
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		223,518
TOTAL JUST VALUE		442,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,677