LOT 194
FLORA PARKE UNIT 6B PBK 8/283

**GHEGAN EDWIN D & THERESA C**
32063 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-0556-0194-0000**

## 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 100 |
| 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 |

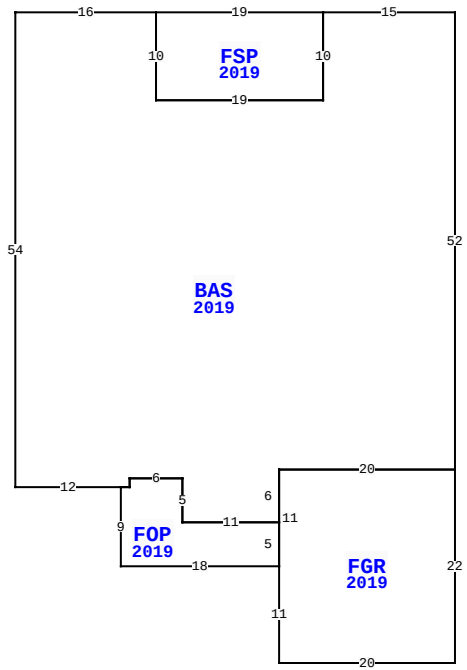
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,508 | 100 | 2,508 | 338,124 |
| FGR | 440 | 55 | 242 | 32,626 |
| FOP | 124 | 30 | 37 | 4,989 |
| FSP | 190 | 40 | 76 | 10,247 |
| TOTALS | 3,262 | | 2,863 | 385,984 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,863 | 114.6800 | 136.18 | 389,883 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 2508 HX Base Yr 2020




32063 PRIMROSE PARKE WAY, 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 | | 385,984 |
| TOTAL MARKET OB/XF VALUE | | 3,383 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 454,367 |
| SOH/AGL Deduction | | 257,541 |
| ASSESSED VALUE | | 196,826 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 96,826 |
| TOTAL JUST VALUE | | 454,367 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 360,613 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1900763 | CO ISSUED | 0 | 06/17/2019 |
| B1900763 | NEW CONSTR | 330,530 | 02/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2285/0660 | 6/25/2019 | WD | Q | I | 01 | 333,200 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GHEGAN EDWIN D & TH | | | | | | |
| 2262/1795 | 3/20/2019 | WD | U | V | 30 | 63,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W15 FSP=[YR=2019] W19 S10 E19 N10$ S10 W19 N10 W16 S54 E12 FOP=[YR=2019] S9 E18 FGR=[YR=2019] S11 E20 N22 W20 S11$ N5 W11 N5 W6 S1 W1$ E1 N1 E6 S5 E11 N6 E20 N52$.

## 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 | 552.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 99 | 2,842 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,383

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