LOT 197
FLORA PARKE UNIT 6B PBK 8/283

NGUYEN LUN VAN SR & GRACE
32051 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0197-0000

BUILDING CHARACTERISTICS

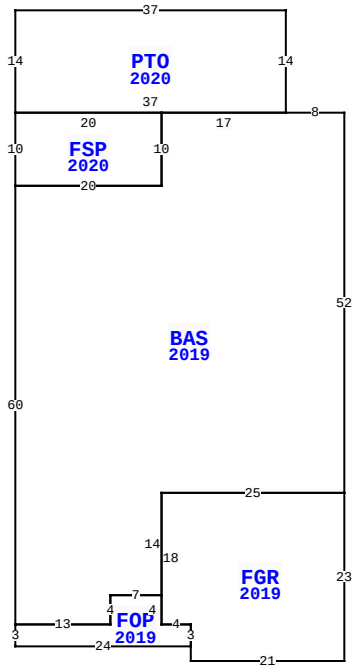
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,472	100	2,472	307,330
FGR	555	55	305	37,919
FOP	100	30	30	3,729
FSP	200	40	80	9,946
PTO	518	5	26	3,232
TOTALS	3,845		2,913	362,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,913	105.7500	125.58	365,815	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2472 HX Base Yr 2020



32051 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		362,157
TOTAL MARKET OB/XF VALUE		11,523
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		438,680
SOH/AGL Deduction		134,381
ASSESSED VALUE		304,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,299
TOTAL JUST VALUE		438,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000281	SCRN ENCLSR	12,509	01/10/2020
C1904736	CO ISSUED	0	09/19/2019
19004736	NEW CONSTR	337,104	05/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0846	9/25/2019	WD	Q	I	02	326,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NGUYEN LUN VAN SR &						
2282/0766	6/13/2019	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W8 PTO=[YR=2020] N14 W37 S14 E37$ W17 FSP=[YR=2020] W20 S10 E20 N10$ S10 W20 S60 FOP=[YR=2019] S3 E24 FGR=[YR=2019] S2 E21 N23 W25 S18 E4 S3$ N3 W4 N4 W7 S4 W13$ E13 N4 E7 N14 E25 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	13	3	39.00	SF	6.50	6.50	100	2019	2019	3	99	251	
2	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2019	2019	3	99	2,842	
3	0911	SCRN RM A	0	100	37	14	518.00	SF	17.50	17.50	100	2020	2020	3	93	8,430	

LAND DESCRIPTION

TOTAL OB/XF 11,523

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 10/10/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS