LOT 198
FLORA PARKE UNIT 6B PBK 8/283

**BEININGEN TREVOR J/DICKENS PRISCILLA N**
32060 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-0556-0198-0000**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

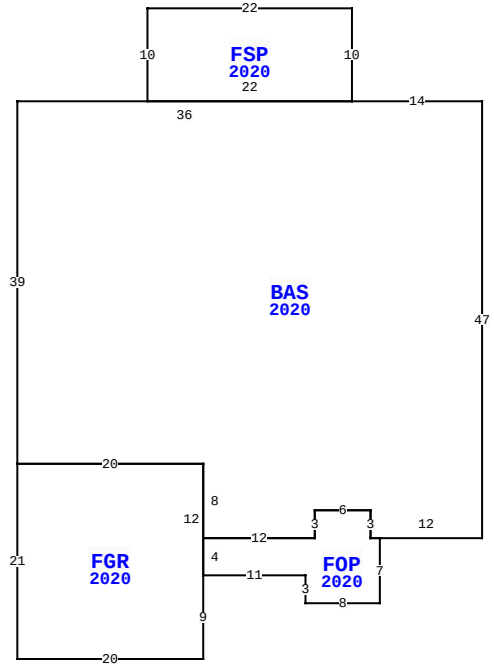
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,172 | 100 | 2,172 | 295,644 |
| FGR | 420 | 55 | 231 | 31,443 |
| FOP | 118 | 30 | 35 | 4,764 |
| FSP | 220 | 40 | 88 | 11,978 |
| TOTALS | 2,930 | | 2,526 | 343,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,526 | 115.2000 | 136.80 | 345,557 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 2172 HX Base Yr 2021




32060 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 | | 343,829 |
| TOTAL MARKET OB/XF VALUE | | 7,581 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 416,410 |
| SOH/AGL Deduction | | 110,966 |
| ASSESSED VALUE | | 305,444 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 255,444 |
| TOTAL JUST VALUE | | 416,410 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,551 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1907038 | CO ISSUED | 0 | 01/27/2020 |
| B1907038 | NEW CONSTR | 294,418 | 08/16/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2340/1193 | 2/19/2020 | WD | Q | I | 01 | 329,600 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BEININGEN TREVOR J | | | | | | |
| 2303/1962 | 9/10/2019 | WD | U | V | 30 | 72,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W22 S10 E22$ W36 S39
FGR=[YR=2020] S21 E20 N9 FOP=[YR=2020] E11 S3 E8 N7 W1 N3
W6 S3 W12 S4$ N12 W20$ E20 S8 E12 N3 E6 S3 E12 N47$.

## 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 | 23 | 3 | 69.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 444 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 576.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 3,707 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 100.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 98 | 3,136 | |
| 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 7,581

| 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 01/06/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS