LOT 200
FLORA PARKE UNIT 6B PBK 8/283

HORSMAN STEVEN H L/E/
32068 PRIMROSE PARK WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0200-0000

BUILDING CHARACTERISTICS

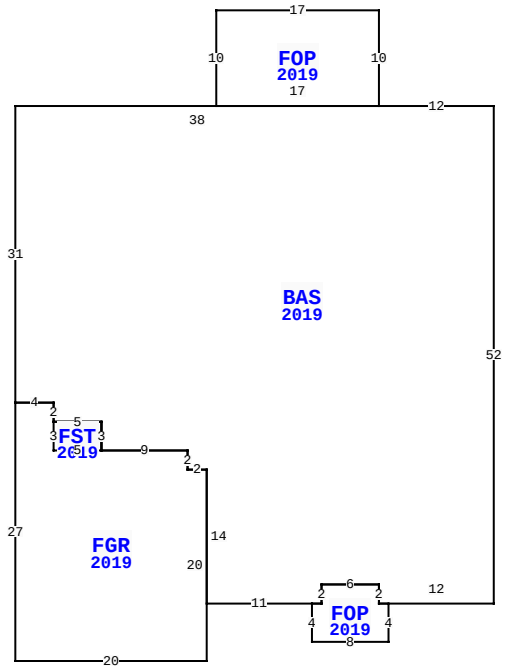
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,237	100	2,237	286,551
FGR	471	55	259	33,177
FOP	44	30	13	1,665
FOP	170	30	51	6,533
FST	15	55	8	1,025
TOTALS	2,937		2,568	328,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	108.9600	129.39	332,274	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2237 HX Base Yr 2021



32068 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		328,951
TOTAL MARKET OB/XF VALUE		3,147
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		397,098
SOH/AGL Deduction		102,698
ASSESSED VALUE		294,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,400
TOTAL JUST VALUE		397,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905111	CO ISSUED	0	12/06/2019
B1905111	NEW CONSTR	304,899	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0173	6/23/2020	LE	U	I	11	100
GRANTOR: HORSMAN STEVEN H						
GRANTEE: HORSMAN SARAH C						
2350/0017	3/24/2020	WD	Q	I	01	305,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HORSMAN STEVEN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] N10 W17 S10 E17$ W38 S31 FGR=[YR=2019] S27 E20 N20 W2 N2 W9 FST=[YR=2019] W5 N3 E5 S3$ N3 W5 N2 W4$ E4 S2 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2019] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E12 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	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	99	367	
2	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2019	2019	3	99	2,780	

LAND DESCRIPTION

TOTAL OB/XF 3,147

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 12/23/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS