LOT 201
FLORA PARKE UNIT 6B PBK 8/283

PIETRUSKI ROBERT M & TRACY L
32072 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0201-0000

BUILDING CHARACTERISTICS

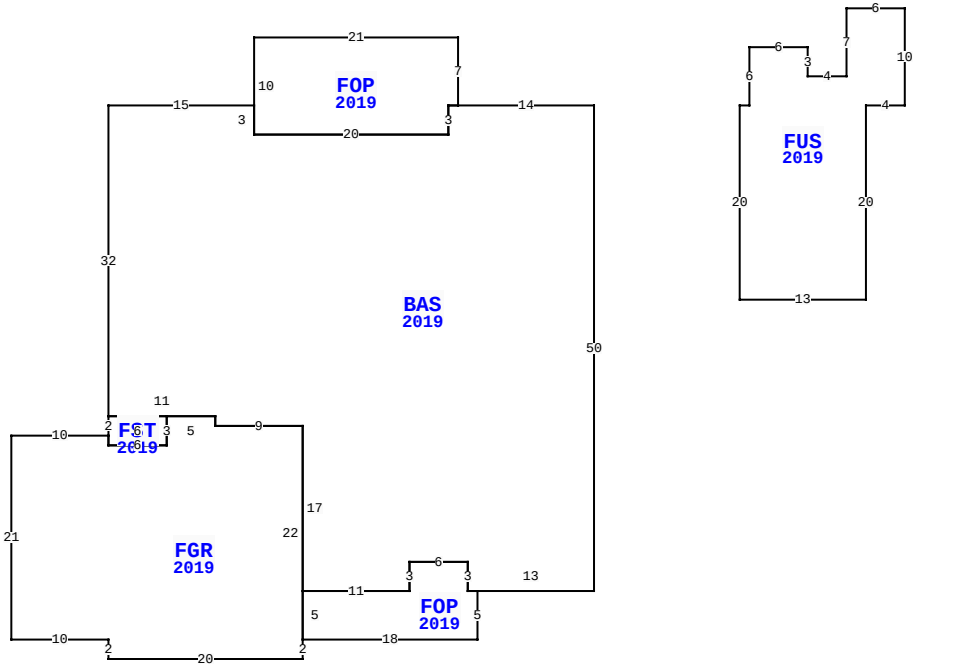
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,071	100	2,071	271,889
FGR	683	55	376	49,362
FOP	108	30	32	4,202
FOP	207	30	62	8,140
FST	18	55	10	1,313
FUS	368	100	368	48,312
TOTALS	3,455		2,919	383,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,919	111.6720	132.61	387,089	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2439 HX Base Yr 2020



32072 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		383,218
TOTAL MARKET OB/XF VALUE		9,624
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		457,842
SOH/AGL Deduction		142,087
ASSESSED VALUE		315,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,755
TOTAL JUST VALUE		457,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807971	CO ISSUED	0	05/05/2019
B1807971	NEW CONSTR	330,087	08/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2283/0497	6/18/2019	WD	Q	I	01	329,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PIETRUSKI ROBERT M						
2221/0210	8/23/2018	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N7 W21 S10 E20 N3 E1$ W1 S3 W20 N3 W15 S32 FST=[YR=2019] S2 FGR=[YR=2019] W10 S21 E10 S2 E20 N2 FOP=[YR=2019] E18 N5 W1 N3 W6 S3 W11 S5$ N22 W9 N1 W5 S3 W6 N1$ S1 E6 N3 W6 $ E11 S1 E9 S17 E11 N3 E6 S3 E13 N50$ PTR= E15 FUS=[YR=2019] E1 N6 E6 S3 E4 N7 E6 S10 W4 S20 W13 N20$ W15$.

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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2019	2019	3	99	3,985	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2019	2019	3	99	405	
3	0462	ST/AL FNC	0	100	130	0	520.00	SF	10.00	10.00	100	2020	2020	3	95	4,940	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 9,624

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 03/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS