LOT 202
FLORA PARKE UNIT 6B PBK 8/283

BROUGHTON REBECCA B & MATTHEW
32359 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0202-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

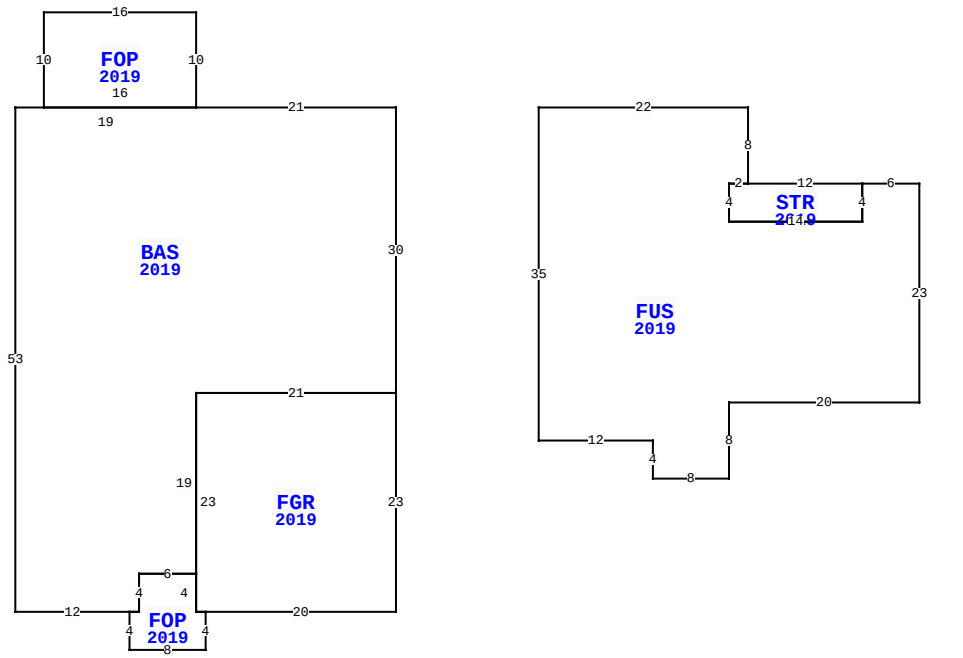
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	1,613	205,517
FGR	483	55	266	33,892
FOP	56	30	17	2,166
FOP	160	30	48	6,116
FUS	1,152	100	1,152	146,779
STR	56	10	6	764
TOTALS	3,520		3,102	395,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,102	108.3760	128.70	399,227	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2765 HX Base Yr 2020



32359 FERN 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		395,235
TOTAL MARKET OB/XF VALUE		53,174
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		513,409
SOH/AGL Deduction		181,249
ASSESSED VALUE		332,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,160
TOTAL JUST VALUE		513,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204406	SWIM POOL	58,332	06/09/2020
C1900913	CO ISSUED	0	08/02/2019
B1900913	NEW CONSTR	361,436	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1829	9/30/2019	WD	Q	I	01	342,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BROUGHTON REBECCA B						
2266/1653	4/01/2019	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N10 W16 S10 E16$ W19 S53 E12 FOP=[YR=2019] S4 E8 N4 FGR=[YR=2019] E20 N23 W21 S23 E1$ W1 N4 W6 S4 W1$ E1 N4 E6 N19 E21 N30$ PTR= E15 FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W14 N4 E2$ W2 S4 E14 N4 E6 S23 W20 S8 W8 N4 W12 N35$ 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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	
2	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2019	2019	3	99	2,986	
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2020	2020	3	95	36,176	
4	0855	CONC PAVER	0	100	0	0	796.00	SF	10.00	10.00	100	2020	2020	3	99	7,880	
5	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2020	2020	3	98	5,645	
6	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 53,174

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 01/07/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS