LOT 205
IN OR 2231/1976
FLORA PARKE UNIT 6B PBK 8/283

SOTOMAYOR EDWARD/CARTAGENA IVETTE
32347 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0205-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

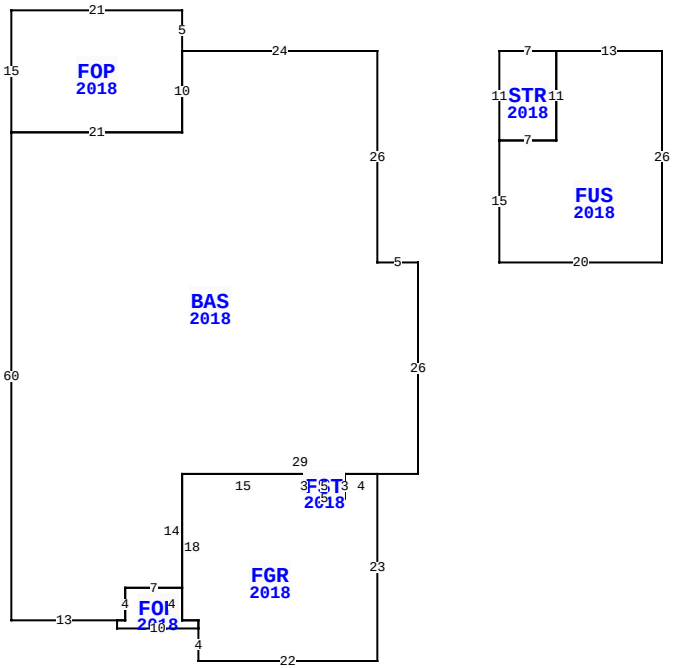
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,610	100	2,610	340,904
FGR	527	55	290	37,878
FOP	38	30	11	1,437
FOP	315	30	94	12,277
FST	15	55	8	1,045
FUS	443	100	443	57,862
STR	77	10	8	1,045
TOTALS	4,025		3,464	452,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,464	112.2400	133.28	461,682	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 3053 HX Base Yr



32347 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		452,448
TOTAL MARKET OB/XF VALUE		5,248
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		522,696
SOH/AGL Deduction		0
ASSESSED VALUE		522,696
TOTAL EXEMPTION VALUE	13	522,696
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		522,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803654	CO ISSUED	0	10/09/2018
B1803654	NEW CONSTR	395,512	04/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2231/1976	10/19/2018	WD	Q	I	01	396,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SOTOMAYOR EDWARD &						
2191/0375	4/09/2018	WD	U	V	30	65,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] N5 W21 S15 E21 N10$ S10 W21 S60 E13 FOP=[YR=2018] S1 E10 FGR=[YR=2018] S4 E22 N23 W4 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W15 S18 E2 S1$ N1 W2 N4 W7 S4 W1$ E1 N4 E7 N14 E29 N26 W5 N26$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E13 S26 W20 N15 E7 N11 $ S11 W7 N11$ 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	836.00	SF	5.20	5.20	100	2018	2018	3	98	4,260	
2	0855	CONC PAVER	0	100	0	0	144.00	SF	7.00	7.00	100	2018	2018	3	98	988	

LAND DESCRIPTION

TOTAL OB/XF 5,248

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 10/04/2018 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS