LOT 214
FLORA PARKE UNIT 6B PBK 8/283

WATSON ROGER J & MONICA
32364 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0214-0000

BUILDING CHARACTERISTICS

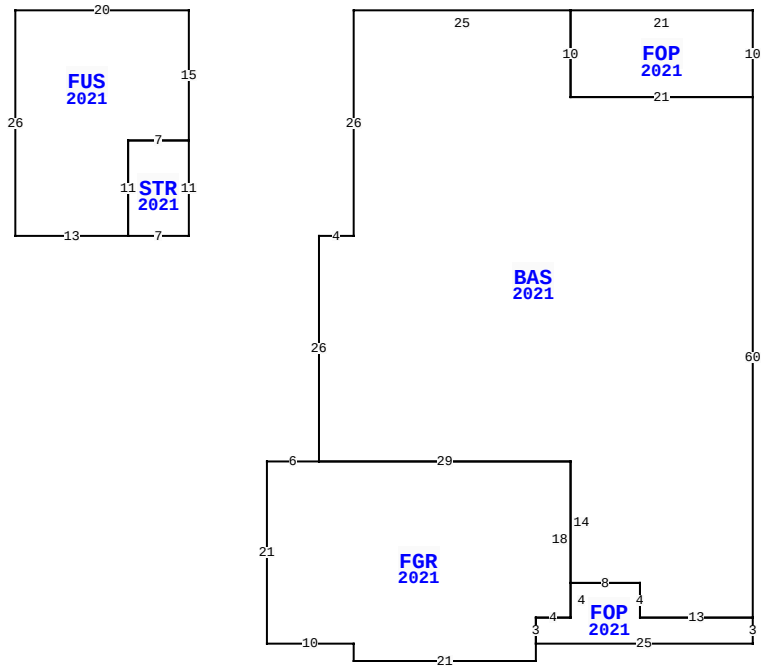
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,632	100	2,632	304,917
FGR	765	55	421	48,773
FOP	107	30	32	3,707
FOP	210	30	63	7,299
FUS	443	100	443	51,322
STR	77	10	8	927
TOTALS	4,234		3,599	416,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,599	97.5600	115.85	416,944	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3075 HX Base Yr 2023



32364 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		416,944
TOTAL MARKET OB/XF VALUE		5,298
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		487,242
SOH/AGL Deduction		0
ASSESSED VALUE		487,242
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		437,242
TOTAL JUST VALUE		487,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103375	NEW CONSTR	425,497	03/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0639	11/12/2021	WD	Q	I	01	424,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WATSON ROGER J & MO						
2461/0892	4/16/2021	WD	U	V	30	76,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W21 BAS=[YR=2021] W25 S26 W4 S26
FGR=[YR=2021] W6 S21 E10 S2 E21 N2 FOP=[YR=2021] E25 N3 W13 N4 W8 S4 W4 S3$ N3 E4 N18 W29$ E29 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N10$ PTR= W65 FUS=[YR=2021] W20 S26 E13
STR=[YR=2021] E7 N11 W7 S11$ N11 E7 N15$ E65$.

EXTRA FEATURES

L N	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	0	0	815.00	SF	6.50	6.50	100	2021	2021	3	100	5,298	

LAND DESCRIPTION

TOTAL OB/XF 5,298

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/05/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS