

LOT 216
IN OR 2214/1258
FLORA PARKE UNIT 6B PBK 8/283

GIANFRANCESCO DAVID A & MARGARET A
32100 HONEYCOMB PARKE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0216-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
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	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
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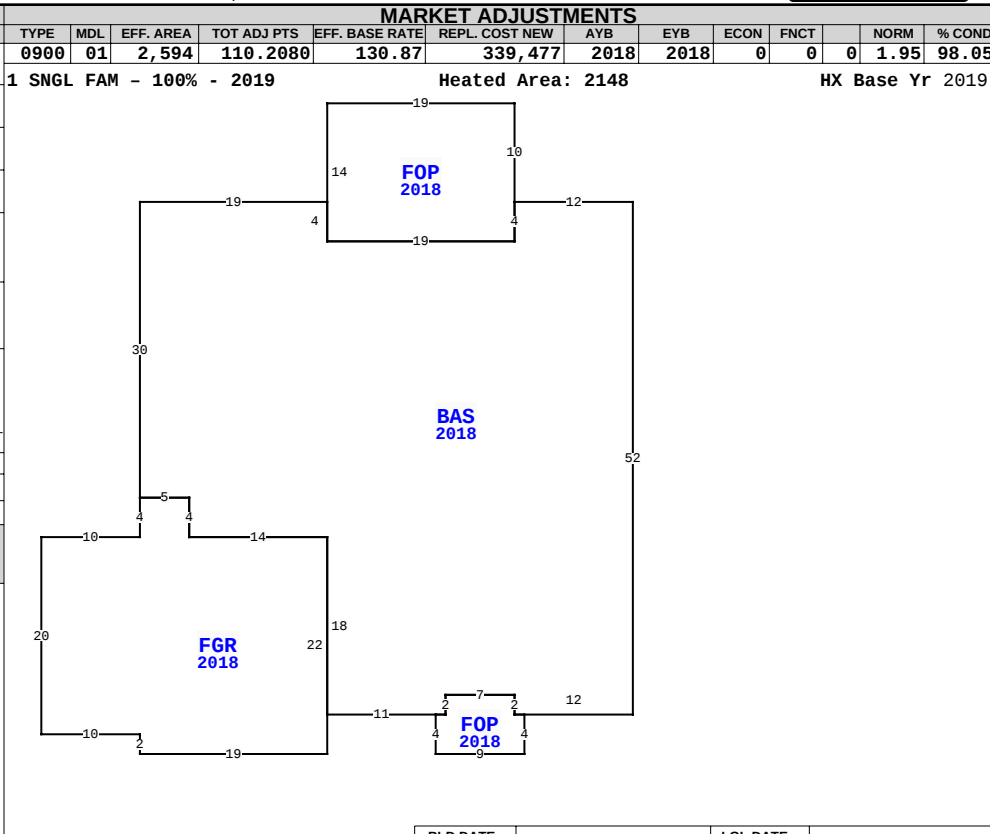
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2,148	275,627
FGR	638	55	351	45,039
FOP	50	30	15	1,925
FOP	266	30	80	10,266

TOTALS	3,102	2,594	332,857
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	50	30	1,500.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



32100 HONEYCOMB PARKE CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		332,857	
TOTAL MARKET OB/XF VALUE		79,311	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		477,168	
SOH/AGL Deduction		134,737	
ASSESSED VALUE		342,431	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		292,431	
TOTAL JUST VALUE		477,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909727	SCRNROOM	15,000	04/05/2019
B1909727	SWIM POOL	50,000	01/01/2019
C1802271	CO ISSUED	0	07/09/2018
B1802271	NEW CONSTR	283,888	03/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1258	7/27/2018	WD	Q	I	01	304,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GIANFRANCESCO DAVID						
2181/0012	2/28/2018	WD	U	V	30	60,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W12 FOP=[YR=2018] N10 W19 S14 E19 N4\$ S4 W19 N4 W19 S30 FGR=[YR=2018] S4 W10 S20 E10 S2 E19 N22 W14 N4 W5\$ E5 S4 E14 S18 E11 FOP=[YR=2018] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 N52\$.											