LOT 223
FLORA PARKE UNIT 6B PBK 8/283

ARCHIBALD SHAWN P & SHAUNTE K
32408 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0556-0223-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

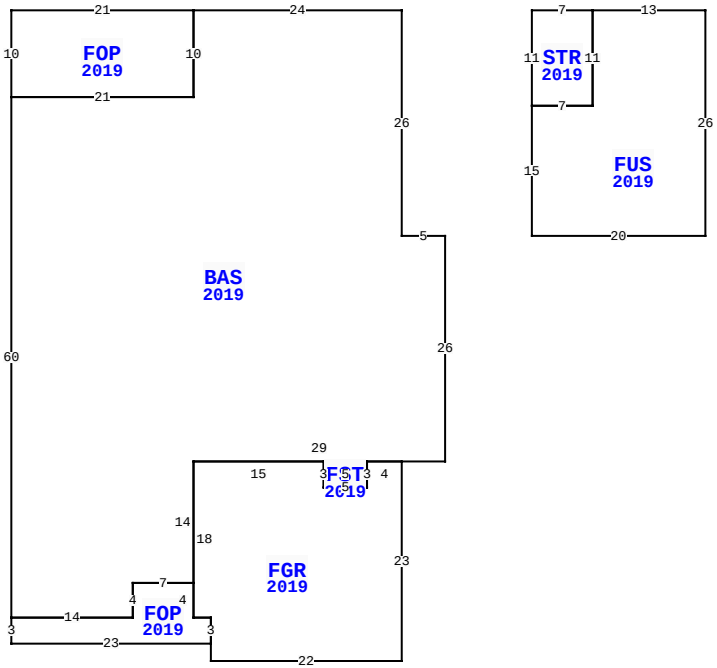
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,610	100	2,610	329,706
FGR	527	55	290	36,634
FOP	97	30	29	3,663
FOP	210	30	63	7,959
FST	15	55	8	1,011
FUS	443	100	443	55,962
STR	77	10	8	1,011
TOTALS	3,979		3,451	435,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,451	107.4560	127.60	440,348	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3053 HX Base Yr



32408 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,945
TOTAL MARKET OB/XF VALUE		56,161
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		557,106
SOH/AGL Deduction		0
ASSESSED VALUE		557,106
TOTAL EXEMPTION VALUE	13	557,106
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		557,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003241	SWIM POOL	30,000	04/01/2020
C1808348	CO ISSUED	0	02/22/2019
B1808348	NEW CONSTR	394,484	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0492	2/27/2019	WD	Q	I	01	405,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ARCHIBALD SHAWN P &						
2224/0395	9/14/2018	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W21 S10 E21 N10$ S10 W21 S60
FOP=[YR=2019] S3 E23 FGR=[YR=2019] S2 E22 N23 W4
FST=[YR=2019] W5 S3 E5 N3$ S3 W5 N3 W15 S18 E2 S3$ N3 W2 N4
W7 S4 W14$E14 N4 E7 N14 E29 N26 W5 N26$ PTR= E15
STR=[YR=2019] E7 FUS=[YR=2019] 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	568.00	SF	5.20	5.20	100	2019	2019	3	99	2,924	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2019	2019	3	99	232	
3	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2020	2020	3	98	3,920	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
5	0861	POOL GUNIT	0	100	0	0	440.00	SF	85.00	85.00	100	2020	2020	3	95	35,530	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
7	0857	SANDSTONE	0	100	0	0	568.00	SF	16.00	16.00	100	2020	2020	3	100	9,088	
8	0857	SANDSTONE	0	100	10	10	100.00	SF	16.00	16.00	100	2020	2020	3	100	1,600	
9	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	100	2020	2020	3	95	713	

LAND DESCRIPTION

TOTAL OB/XF 56,161

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