

LOT 62
IN OR 1395/1427
FLORA PARKE #3 PB 6/402

MOODY MICHAEL W & BETTY E
32045 HIBISCUS PARKE CT
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0062-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

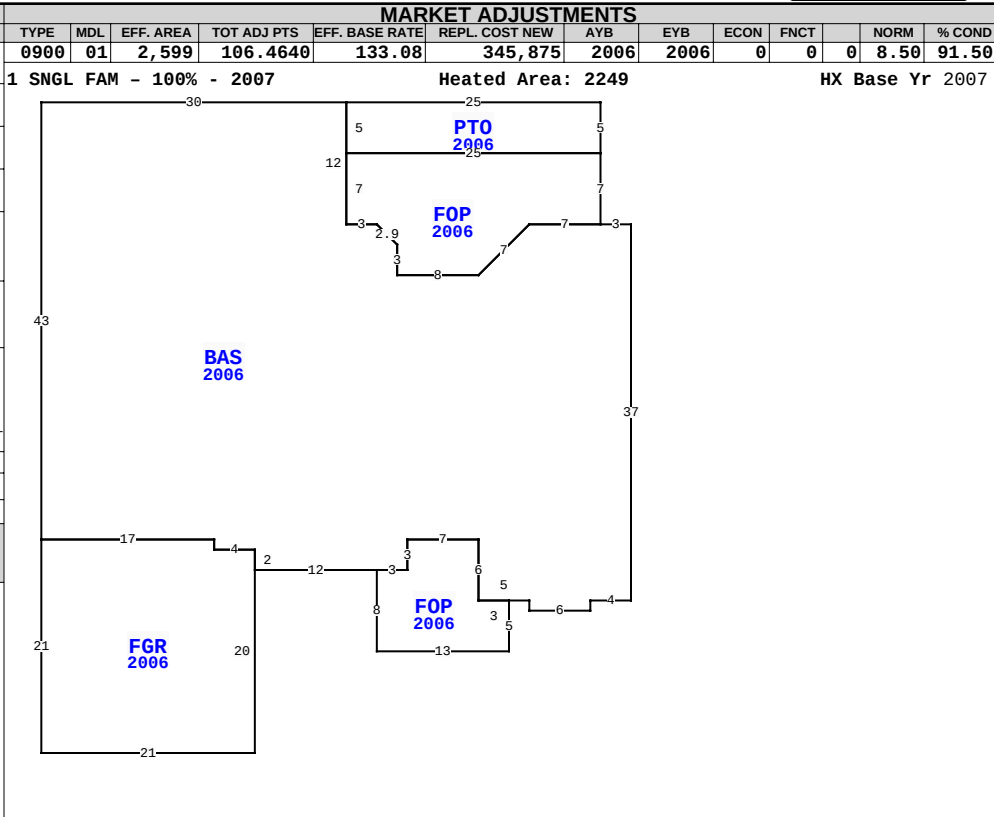
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,249	100	2,249	273,857
FGR	437	55	240	29,224
FOP	116	30	35	4,262
FOP	230	30	69	8,402
PTO	125	5	6	730

TOTALS	3,157		2,599	316,476
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	65	16	1,040.00	SF	6.50	6.50	
4	0476	VF 6 SBPL	0	100	0	0	183.00	LF	32.00	32.00	
5	0476	VF 6 SBPL	0	100	0	0	96.00	LF	16.00	16.00	

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		PUD	0.00	0.00	1.00	LT	



32045 HIBISCUS PARKE CT, FERNANDINA BEACH, FL 32034	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
13,393											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		316,476	
TOTAL MARKET OB/XF VALUE		13,393	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		404,869	
SOH/AGL Deduction		195,820	
ASSESSED VALUE		209,049	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		159,049	
TOTAL JUST VALUE		404,869	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10711	H/AC	0	12/01/2005
E16165	NEW CONSTR	2,000	11/01/2005
R08405	REPAIR/RRF	2,800	10/01/2005
B16321	NEW CONSTR	165,523	10/01/2005
P10200	NEW CONSTR	0	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1395/1427	3/14/2006	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: MOODY MICHAEL W & B					274,800
1264/1792	10/11/2004	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					43,500
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N37 W3 FOP=[YR=2006] N7 PTO=[YR=2006] N5 W25 S5 E25\$W25 S7 E3 D2 R2 S3 E8 R5 U5 E7\$W7 D5 L5 W8 N3 U2 L2 W3N12 W30 S43 FGR=[YR=2006] S21E21N20W4N1W1\$ E17S1E4S2 E12 FOP=[YR=2006] S8E13N5 W3N6 W7S3W3\$E3N3E7S6E5 S1 E6N1 E4\$.											