

LAVENDER WALTER G & CAROL R
32415 FERN PARKE WAY
FERNANDINA BEACH, FL 32034-7043

26-2N-28-0552-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floop14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.1. 100
0 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4041.00

TOTALS2,9682,618324,015

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,618106.4640133.08348,40320092009007.0093.00

1 SNGL FAM - 100% - 2018Heated Area: 2291HX Base Yr 2018

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2911002,291283,544

FGR4205523128,589

FOP7330222,723

FSP18440749,159

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE324,015

TOTAL MARKET OB/XF VALUE10,676

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE409,691

SOH/AGL Deduction150,873

ASSESSED VALUE258,818

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE208,818

TOTAL JUST VALUE409,691

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE385,385

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2088/047412/02/2016WDQI01235,000

GRANTOR:HAYNES MEL V & BETSY

GRANTEE:LAVENDER WALTER G &

1661/16741/22/2010WDQI01225,000

GRANTOR:SEDA CONSTRUCTION COM

GRANTEE:HAYNES MEL V & BETS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FSP=[YR=2009] N4 W23 S8 E23 N4 \$ S4 W23 N4 W15 S47 E13 FOP=[YR=2009] S6 E9 N4 W1 N5 W7 S3 W1 \$ E1 N3 E7 S5 E13 FGR=[YR=2009] S11 E20 N21 W20 S10 \$ N10 E20 N39 \$.

EXTRA FEATURES

32415 FERN PARKE WAY, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200920093933,255

20811CONCRETE B01000628.00SF5.205.20100200920093902,939

30462ST/AL FNC01001300520.00SF10.0010.00100201620163814,212

40463FENCE GATE010001.00UT300.00300.0010020162016390270

LAND DESCRIPTION

TOTAL OB/XF10,676

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2020BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000

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