LOT 31
IN OR 2214/1799
FLORA PARKE #4 PB 7/137

SKAHILL VICTORIA E
32411 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0031-0000

BUILDING CHARACTERISTICS

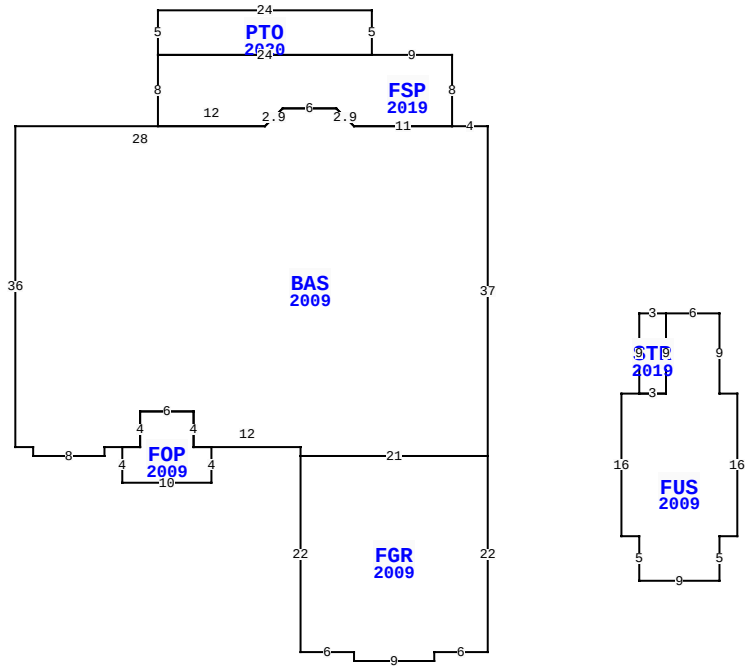
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,929	100	1,929	255,103
FGR	471	55	259	34,252
FOP	64	30	19	2,513
FSP	248	40	99	13,093
FUS	307	100	307	40,599
PTO	120	5	6	793
STR	27	10	3	397
TOTALS	3,166		2,622	346,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,622	113.7600	142.20	372,848	2009	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 2236 HX Base Yr 2019



32411 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,749
TOTAL MARKET OB/XF VALUE		13,001
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		434,750
SOH/AGL Deduction		158,952
ASSESSED VALUE		275,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,798
TOTAL JUST VALUE		434,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005857	SCRN ENCLSR	2,898	08/01/2020
M1811095	H/AC	2,400	11/05/2018
C22474	CO ISSUED	0	11/01/2009
M14613	MECH OTHER	0	06/01/2009
B22474	NEW CONSTR	179,784	05/01/2009
P13771	PLUMBING	0	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1799	7/30/2018	WD	Q	I	01	284,900
GRANTOR: SHEA LAURA						
GRANTEE: SKAHILL VICTORIA E						
1673/0438	4/12/2010	WD	Q	I	01	234,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHEA LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FSP=[YR=2019] N8 W9 PTO=[YR=2020] N5 W24 S5 E24$ W24 S8 E12 U2 R2 E6 D2 R2 E11 $ W11 U2 L2 W6 D2 L2 W28 S36 E2 S1 E8 N1 E2 FOP=[YR=2009] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E12S1 FGR=[YR=2009] S22 E6 S1 E9 N1 E6 N22 W21 $E21 N37 $ PTR= E15 S30 FUS=[YR=2009] E2 STR=[YR=2019] N9 E3S9 W3$ E3 N9 E6 S9 E2 S16 W2 S5 W9 N5 W2 N16 $ N30 W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
2	0812	CONCRETE C	0	100	0	0	1,112.00	SF	4.00	4.00	100	2009	2009	3	90	4,003	
3	0476	VF 6 SBPL	0	100	0	0	145.00	LF	32.00	32.00	100	2010	2010	3	78	3,619	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	
5	0911	SCRN RM A	0	100	24	5	120.00	SF	17.50	17.50	100	2020	2020	3	90	1,890	

LAND DESCRIPTION

TOTAL OB/XF 13,001

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/11/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS