LOT 32
FLORA PARKE #4 PB 7/137

JONES DOUGLAS L
PO BOX 1091
YULEE, FL 32041

2024

26-2N-28-0552-0032-0000

BUILDING CHARACTERISTICS

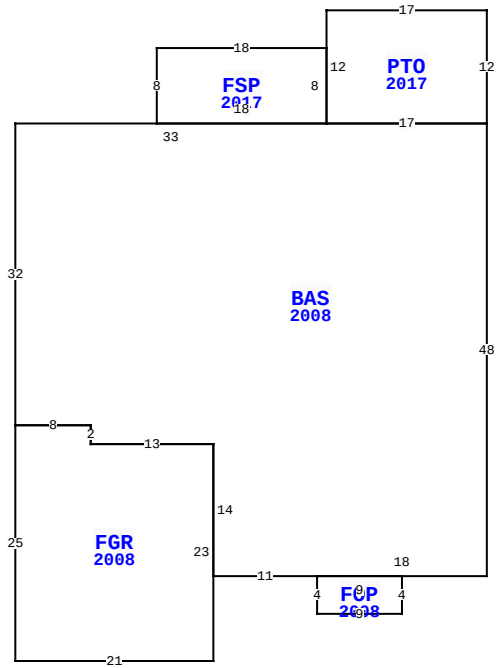
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	262,632
FGR	499	55	274	34,431
FOP	36	30	11	1,382
FSP	144	40	58	7,288
PTO	204	5	10	1,257
TOTALS	2,973		2,443	306,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	108.6820	135.85	331,882	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 2024 Heated Area: 2090 HX Base Yr



32412 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE	12/02/2008	RK	LGL DATE		
XF DATE	12/02/2008	RK	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	306,991
TOTAL MARKET OB/XF VALUE	5,719
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	387,710
SOH/AGL Deduction	0
ASSESSED VALUE	387,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,710
TOTAL JUST VALUE	387,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21532	CO ISSUED	0	01/22/2009
E21129	ELEC OTHER	2,000	08/01/2008
M14075	MECH OTHER	0	08/01/2008
P13372	OTHER	0	07/01/2008
R11335	REPAIR/RRF	2,800	06/01/2008
B21532	NEW CONSTR	182,292	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2686/1843	12/22/2023	WD	Q	I	01	360,000
GRANTOR: GUTIRREZ ZAMORA CARLO						
GRANTEE: JONES DOUGLAS L						
2165/1873	12/21/2017	WD	Q	I	01	245,000
GRANTOR: WU EVELYNE						
GRANTEE: ZAMORA CARLOS RUBEN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] N12 W17 S12 E17$ BAS=[YR=2008] W17
FSP=[YR=2017] N8 W18 S8 E18 $ W33 S32 FGR=[YR=2008] S25 E21
N23 W13 N2 W8 $ E8 S2 E13 S14 E11 FOP=[YR=2008] S4 E9 N4 W9
$ E18 N48 $.

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	0811	CONCRETE B	0	0	0	0	661.00	SF	5.20	5.20	100	2008	2008	3	89	3,059	
2	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100	2009	2009	3	76	2,432	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 5,719

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS