LOT 34
FLORA PARKE #4 PB 7/137

THOMPSON KALVIN R & ERON D
PO BOX 176
YULEE, FL 32041-0176

2024

26-2N-28-0552-0034-0000

BUILDING CHARACTERISTICS

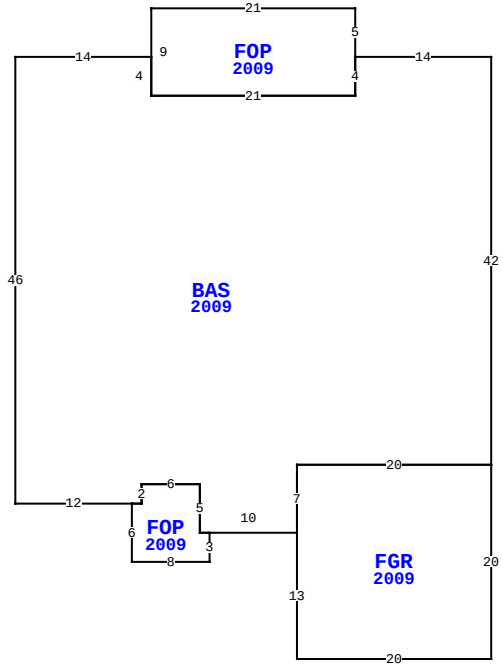
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,108	100	2,108	266,326
FGR	400	55	220	27,795
FOP	57	30	17	2,147
FOP	189	30	57	7,201
TOTALS	2,754		2,402	303,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,402	108.6820	135.85	326,312	2009	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2012 Heated Area: 2108 HX Base Yr 2012



32420 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,470
TOTAL MARKET OB/XF VALUE		9,251
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,721
SOH/AGL Deduction		188,045
ASSESSED VALUE		199,676
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,676
TOTAL JUST VALUE		387,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21852	CO ISSUED	0	09/04/2009
M14532	MECH OTHER	0	05/01/2009
E21716	ELEC OTHER	2,000	04/01/2009
P13721	OTHER	0	04/01/2009
R11520	REPAIR/RRF	2,800	09/01/2008
B21852	NEW CONSTR	185,526	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1725/1254	2/09/2011	WD	Q	I	01	208,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THOMPSON KALVIN R &						
1565/1697	5/09/2008	WD	U	V	19	35,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	609.00	SF	5.20	5.20	100	2009	2009	3	90	2,850	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	76	2,918	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	76	228	

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FOP=[YR=2009] N5 W21 S9 E21 N4 $ S4 W21 N4 W14 S46 E12 FOP=[YR=2009] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E10 FGR=[YR=2009] S13 E20 N20 W20 S7 $ N7 E20 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 9,251

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS