

HADDOCK STEVEN C & COURTNEY A
32428 FERN PARKE WAY
FERNANDINA BEACH, FL 32034-7043

26-2N-28-0552-0036-0000

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 60

Interior Floo

11

CLAY TILE 40

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

1,900

100

1,900

243,713

FGR

498

55

274

35,146

FOP

48

30

14

1,795

FOP

160

30

48

6,157

TOTALS

2,606

2,236

286,811

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

0 100

0

0

900.00

SF

5.20

5.20

100

2008

2008

3

89

4,165

2

0476

VF 6 SBPL

0 100

0

0

150.00

LF

32.00

32.00

100

2008

2008

3

74

3,552

3

0470

VNYL GATE

0 100

0

0

1.00

UT

300.00

300.00

100

2008

2008

3

74

222

LAND DESCRIPTION

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

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,236

110.9360

138.67

310,066

2008

2008

0

0

7.50

92.50

1 SNGL FAM - 100% - 2010

Heated Area: 1900

HX Base Yr 2010

BLD DATE

08/18/2008

RK

LGL DATE

04/08/2024

MLU

XF DATE

08/18/2008

RK

LAND DATE

INC DATE

AG DATE

32428 FERN PARKE WAY, FERNANDINA BEACH

Basement Footprint (BAS) 2008

First Floor Footprint (FOP) 2008

Front Yard Footprint (FGR) 2008

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

286,811

TOTAL MARKET OB/XF VALUE

7,939

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

369,750

SOH/AGL Deduction

178,993

ASSESSED VALUE

190,757

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

140,757

TOTAL JUST VALUE

369,750

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

347,039

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C21254

CO ISSUED

173,580

09/04/2008

M13815

MECH OTHER

0

05/01/2008

P13149

OTHER

0

04/01/2008

E20741

ELEC OTHER

2,000

04/01/2008

R11157

REPAIR/RRF

2,800

04/01/2008

B21254

NEW CONSTR

173,580

04/01/2008

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I V

RSN CD

SALE PRICE

1622/0292

4/29/2009

WD Q

I I

01

205,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: HADDOCK STEVEN & CO

1565/1701

5/09/2008

WD U

V V

19

35,000

GRANTOR: FLORA PARKE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FOP=[YR=2008] N8 W22 S8 E11 U2 R2 E6
D2 R2 E1 \$ W1 U2 L2 W6 D2 L2 W28 S36 E14 FOP=[YR=2008]
S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2008] S22
E21 N26 W9 S4 W12 \$ E12 N4 E9 N32 \$.