

LOT 38
IN OR 2217/752
FLORA PARKE #4 PB 7/137

REDMOND MICHAEL B/PAIDER NICOLE A
32436 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0038-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
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	2,566	100	2,566	330,540
FGR	681	55	375	48,306
FOP	36	30	11	1,417
FOP	232	30	70	9,017
FUS	444	100	444	57,194

TOTALS	3,959	3,466	446,474
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,481.00	SF	4.00	
3	0911	SCRN RM A	0 100	0	0	1,064.00	SF	17.50	
4	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	552.00	SF	7.25	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
7	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,466	111.4120	139.26	482,675	2008	2008	0	0	0	7.50	92.50	

1 SNGL FAM - 100% - 2019

Heated Area: 3010

HX Base Yr 2019

The floor plan diagram illustrates the layout of a single-family home (SNGL FAM) with a total heated area of 3010 square feet. The plan includes several rooms and areas, each labeled with a code and year (2008):

- BAS 2008**: A large rectangular area on the left side of the plan, with dimensions 53 (left wall), 55 (right wall), 9 (top-left corner), 5.7 (top-left corner), 20 (top-right corner), 5.7 (top-right corner), 4 (top-right corner), and 9 (top-right corner).
- FOP 2008**: A small rectangular area at the top center, with dimensions 34 (top wall), 4 (left wall), 4 (right wall), and 9 (right wall).
- FOP 2008**: A small rectangular area at the bottom left, with dimensions 9 (left wall), 4 (bottom wall), 4 (right wall), and 20 (right wall).
- FGR 2008**: A rectangular area at the bottom right, with dimensions 33 (left wall), 31 (right wall), 21 (bottom wall), and 15 (top wall).
- FUS 2008**: A rectangular area on the right side, with dimensions 16 (top wall), 29 (right wall), 11 (bottom wall), and 4 (left wall).

The diagram also shows various other dimensions and connections between the rooms, such as 5.7, 4, 9, 20, 15, 6, 31, 21, 33, 4, 5, 25, and 16.

32436 FERN PARKE WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2008	2008	3	92	3,220	
2	0812	CONCRETE C	0 100	0	0	1,481.00	SF	4.00	4.00	100	2008	2008	3	89	5,272	
3	0911	SCRN RM A	0 100	0	0	1,064.00	SF	17.50	17.50	100	2008	2008	3	35	6,517	
4	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2008	2008	3	52	22,630	
5	0845	KOOL DECK	0 100	0	0	552.00	SF	7.25	7.25	100	2008	2008	3	89	3,562	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
7	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2008	2008	3	74	3,978	
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	

TOTAL OB/XF										45,751						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		446,474			
TOTAL MARKET OB/XF VALUE		45,751			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		567,225			
SOH/AGL Deduction		191,013			
ASSESSED VALUE		376,212			
TOTAL EXEMPTION VALUE		55,000		HX HB VX	
BASE TAXABLE VALUE		321,212			
TOTAL JUST VALUE		567,225			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		540,175			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530388	SOLAR PANELS	44,902	05/06/2015
M1520929	H/AC	0	04/06/2015
B21401	SCRN ENCLOSURE	8,000	05/01/2008
M13641	MECH OTHER	0	02/01/2008
C20977	CO ISSUED	0	01/01/2008
E20442	ELEC OTHER	2,000	01/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2217/0752	8/10/2018	WD Q	I	01	
GRANTOR: REID DAVID M & MICHEL					
GRANTEE: REDMOND MICHAEL B &					
1548/0466	1/28/2008	WD Q	V		
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: REID DAVID M & MICH					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2008] W9 FOP=[YR=2008] N4 W34 S4 E2 D4 R4 E20 U4 R4 E4 \$ W4 D4 L4 W20 U4 L4 W9 S53 E9 FOP=[YR=2008] S4 E9 N4 W9 \$ E20 FGR=[YR=2008] S33 E21 N31 W6 N2 W15 \$ E15 S2 E6 N55 \$ PTR= E30 FUS=[YR=2008] E16 S29 W11 N4 W5 N25 \$ W30 \$.					