

LOT 41
IN OR 1932/1536
FLORA PARKE #4 PB 7/137

DROUGHT MICHAEL S & KAREN F
32451 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
Frame	02 WOOD FRAME 100
Stories	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

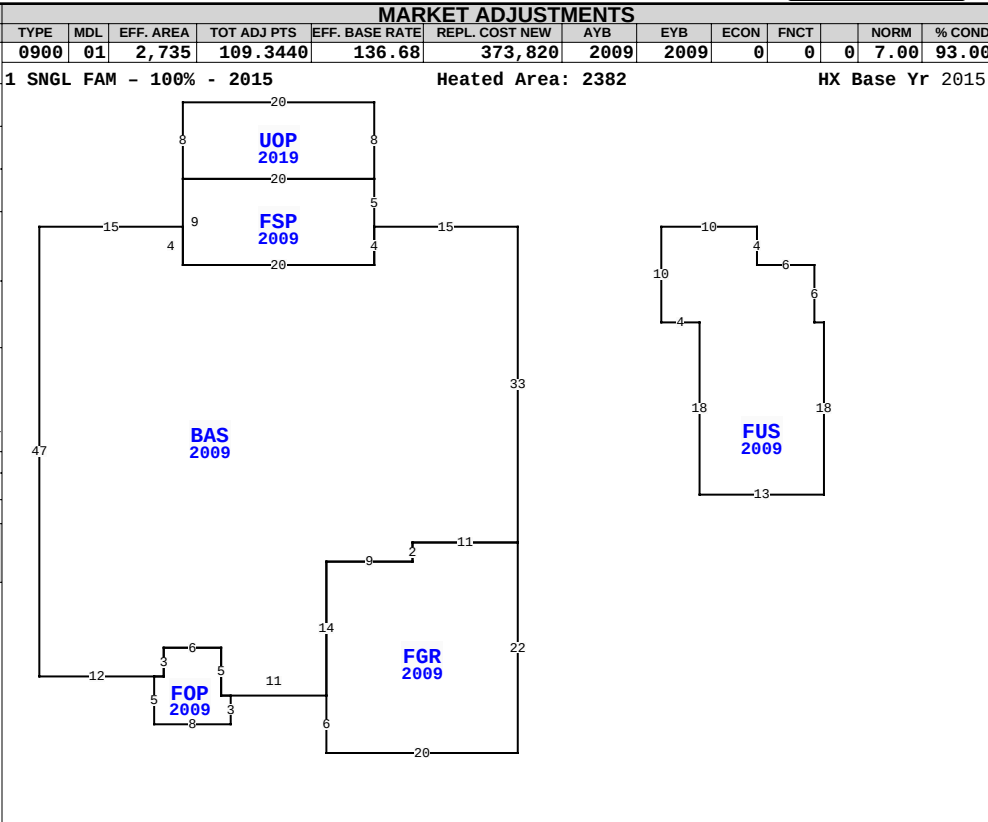
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2,012	255,750
FGR	422	55	232	29,490
FOP	56	30	17	2,161
FSP	180	40	72	9,152
FUS	370	100	370	47,032
UOP	160	20	32	4,068

TOTALS	3,200		2,735	347,653
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	540.00	SF	5.20	5.20	100	2009

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

REVIEW DATE 07/17/2020 BY KWA



32451 FERN PARKE WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,527											

TOTAL OB/XF											
2,527											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,653	
TOTAL MARKET OB/XF VALUE		2,527	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		425,180	
SOH/AGL Deduction		170,764	
ASSESSED VALUE		254,416	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		204,416	
TOTAL JUST VALUE		425,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,611	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000975	ROOF	22,000	02/02/2022
C21747	CO ISSUED	0	01/22/2009
M14149	MECH OTHER	0	09/01/2008
E21128	ELEC OTHER	2,000	08/01/2008
P13404	OTHER	0	08/01/2008
B21747	NEW CONSTR	200,000	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1932/1536	8/12/2014	WD Q	I	01	
GRANTOR: MEARS KEVIN S & CATHE					
GRANTEE: DROUGHT MICHAEL S &					
1605/0951	1/23/2009	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MEARS KEVIN S & CAT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W15 FSP=[YR=2009] N5 UOP=[YR=2019] N8 W20 S8 E20\$ W20 S9 E20 N4 \$ S4 W20 N4 W15 S47 E12 FOP=[YR=2009] S5 E8 N3 W1 N5 W6S3 W1 \$ E1 N3 E6 S5 E11 FGR=[YR=2009] S6 E20 N22 W11 S2 W9 S14 \$ N14 E9 N2 E11 N33 \$ PTR=E15 FUS=[YR=2009] E10 S4 E6 S6 E1 S18 W13 N18 W4 N10 \$ W15 \$.											