

LOT 42
IN OR 1644/727
FLORA PARKE #4 PB 7/137

HUPPMANN ALAN M
32447 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0042-0000



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	2,191	100	2,191	271,168
FGR	400	55	220	27,229
FOP	57	30	17	2,104
FOP	180	30	54	6,683
TOTALS	2,828		2,482	307,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0479	VF PICKET	0	100	0	0	125.00	LF	10.00	10.00	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,482	106.4640	133.08	330,305	2009	2009	0	0	7.00	93.00
1 SNGL FAM - 100% - 2022 Heated Area: 2191 HX Base Yr 2022											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

32447 FERN PARKE WAY, FERNANDINA BEACH											
04/08/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,184	
TOTAL MARKET OB/XF VALUE		11,219	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		393,403	
SOH/AGL Deduction		80,852	
ASSESSED VALUE		312,551	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		262,551	
TOTAL JUST VALUE		393,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21772	CO ISSUED	0	07/13/2009
M14457	MECH OTHER	0	04/01/2009
E21199	ELEC OTHER	2,000	09/01/2008
P13477	OTHER	0	09/01/2008
R11463	REPAIR/RRF	2,800	08/01/2008
B21772	NEW CONSTR	200,000	08/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1644/0727	9/30/2009	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HUPPMANN ALAN M					
1565/1736	5/09/2008	WD U	V	19	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W15 FOP=[YR=2009] N5 W20 S9 E20 N4 \$ S4 W20 N4 W15 S42 FGR=[YR=2009] S20 E20 N20 W20 \$ E20 S8 E10 FOP=[YR=2009] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1 N5 E6 S2 E13 N47 \$.											