LOT 44
IN OR 1986/1078
FLORA PARKE #4 PB 7/137

MAGUIRE AMY & TIM
32439 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0044-0000

BUILDING CHARACTERISTICS

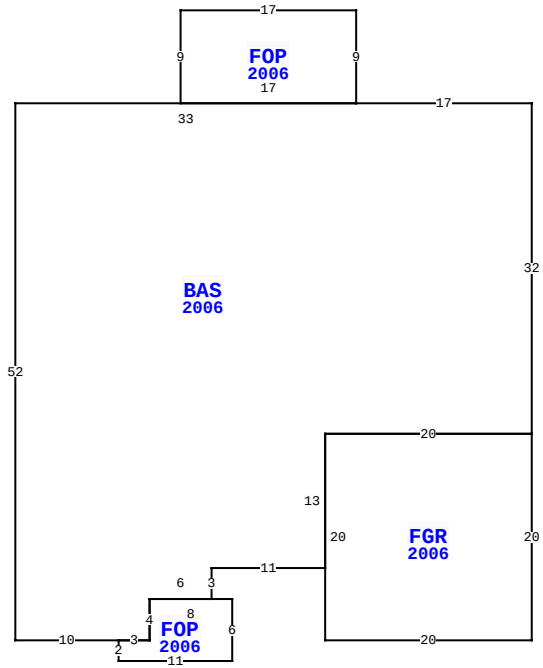
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,099	100	2,099	270,092
FGR	400	55	220	28,309
FOP	54	30	16	2,059
FOP	153	30	46	5,919
TOTALS	2,706		2,381	306,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,381	112.5040	140.63	334,840	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 2099 HX Base Yr 2016



32439 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,379
TOTAL MARKET OB/XF VALUE		33,990
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,369
SOH/AGL Deduction		153,221
ASSESSED VALUE		262,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,148
TOTAL JUST VALUE		415,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21120	SWIM POOL	35,000	02/01/2008
M12003	H/AC	0	09/01/2006
C18381	CO ISSUED	176,682	08/01/2006
B18381	NEW CONSTR	176,682	08/01/2006
E17884	NEW CONSTR	2,000	08/01/2006
P11461	NEW CONSTR	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/1078	5/28/2015	WD	Q	I	01	293,800
GRANTOR: CHILSON JAN & BARBARA						
GRANTEE: MAGUIRE AMY & TIM						
1518/1552	8/13/2007	WD	Q	I		255,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GILSON JAN & BARBAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N20 BAS=[YR=2006] N32 W17 FOP=[YR=2006] N9 W17 S9 E17$W33 S52 E10 FOP=[YR=2006] S2 E11 N6 W8 S4 W3 $E3 N4 E6 N3 E11 N13 E20$W20 S20 E20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2006	2006	3	87	339	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2008	2008	3	52	18,564	
5	0476	VF 6 SBPL	0	100	0	0	215.00	LF	32.00	32.00	100	2008	2008	3	74	5,091	
6	0855	CONC PAVER	0	100	0	0	655.00	SF	6.00	6.00	100	2008	2008	3	89	3,498	

LAND DESCRIPTION

TOTAL OB/XF 33,990

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

REVIEW DATE 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS