LOT 46
IN OR 2080/1899
FLORA PARKE #4 PB 7/137

RIZKALLA RIZKALLA S & SUSAN A
32431 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0046-0000

BUILDING CHARACTERISTICS

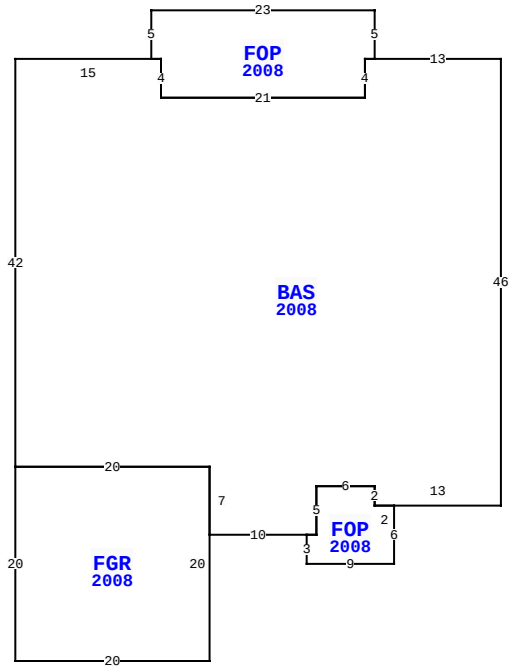
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,157	100	2,157	265,525
FGR	400	55	220	27,082
FOP	63	30	19	2,339
FOP	199	30	60	7,386
TOTALS	2,819		2,456	302,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,456	106.4640	133.08	326,844	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 2157 HX Base Yr 2019



32431 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE	08/18/2008	RK	LGL DATE	
XF DATE	08/18/2008	RK	LAND DATE	04/08/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,331
TOTAL MARKET OB/XF VALUE		69,580
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		446,911
SOH/AGL Deduction		148,329
ASSESSED VALUE		298,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,582
TOTAL JUST VALUE		446,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705159	SCRN ENCLSRE	28,413	09/01/2017
B1702338	SWIM POOL	41,000	04/01/2017
M13456	MECH OTHER	0	11/01/2007
E20154	ELEC OTHER	2,000	10/01/2007
P12816	OTHER	0	10/01/2007
C20492	CO ISSUED	185,526	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2080/1899	10/20/2016	WD	Q	I	01	264,000
GRANTOR: BENNETT MATTHEW J &						
GRANTEE: RIZKALLA RIZKALLA S						
1556/0295	3/17/2008	WD	Q	I		234,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BENNETT MATTHEW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FOP=[YR=2008] N5 W23 S5 E1 S4 E21 N4 E1 $ W1 S4 W21 N4 W15 S42 FGR=[YR=2008] S20 E20 N20 W20 $ E20 S7 E10 FOP=[YR=2008] S3 E9 N6 W2 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N46 $.

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	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2008	2008	3	89	3,092	
3	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2009	2009	3	76	4,669	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	76	456	
5	0911	SCRN RM A	0	100	0	0	1,296.00	SF	17.50	17.50	100	2017	2017	3	78	17,690	
6	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2017	2017	3	84	32,130	
7	0855	CONC PAVER	0	100	0	0	846.00	SF	7.00	7.00	100	2017	2017	3	97	5,744	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
9	0855	CONC PAVER	0	100	0	0	150.00	SF	7.00	7.00	100	2017	2017	3	97	1,019	

LAND DESCRIPTION

TOTAL OB/XF 69,580

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