LOT 48
IN OR 1484/855
FLORA PARKE #4 PB 7/137

MINOTTO RALPH E & LILLY M
32423 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0048-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

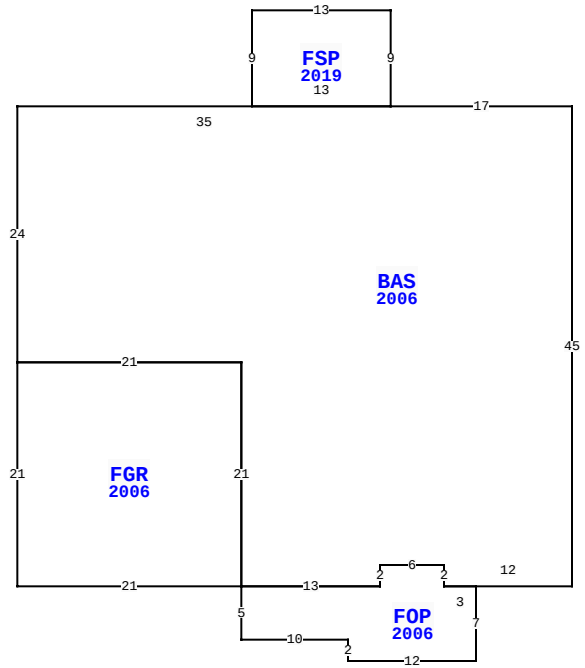
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	1,887	236,683
FGR	441	55	243	30,479
FOP	146	30	44	5,519
FSP	117	40	47	5,895
TOTALS	2,591		2,221	278,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	109.6620	137.08	304,455	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2008 Heated Area: 1887 HX Base Yr 2008



32423 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		278,576
TOTAL MARKET OB/XF VALUE		5,347
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,923
SOH/AGL Deduction		175,031
ASSESSED VALUE		183,892
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,892
TOTAL JUST VALUE		358,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0616985	CO ISSUED	0	01/01/2006
B0616985	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/0855	3/12/2007	WD	Q	I		252,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MINOTTO RALPH E & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2019] N9 W13 S9 E13$ W35 S24
FGR=[YR=2006] S21 E21 N21 W21$ E21 S21 FOP=[YR=2006] S5 E10
S2 E12 N7 W3 N2 W6 S2 W13$ E13 N2 E6 S2 E12 N45$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	694.00	SF	5.20	5.20	100	2006	2006	3	87	3,140	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	87	407	

LAND DESCRIPTION

TOTAL OB/XF 5,347

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS