

LOT 49
IN OR 1641/1422 & 2227/1020
FLORA PARKE #4 PB 7/137

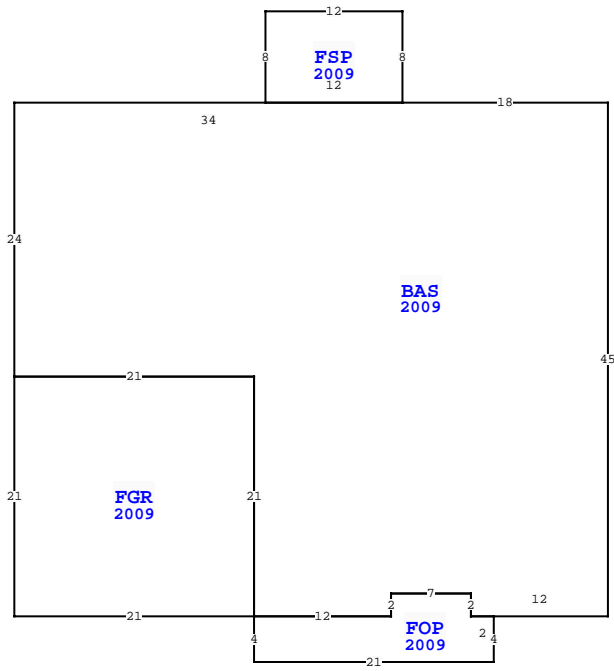
LATINA PAUL A SR & CRYSTAL SYBEN BRUCKS/LATINA PAU
32419 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0049-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	70
Interior Floor	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
BAS	1,885	100	1,885
FGR	441	55	243
FOP	98	30	29
FSP	96	40	38
TOTALS	2,520		2,195

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,195	109.6620	137.08	300,891	2009	2009	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2010 Heated Area: 1885 HX Base Yr 2010												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,829
TOTAL MARKET OB/XF VALUE		10,506
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,335
SOH/AGL Deduction		224,094
ASSESSED VALUE		141,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,241
TOTAL JUST VALUE		365,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1909890	H/AC	0	12/01/2019
B23177	ADDITION	1,818	01/01/2010
C21850	CO ISSUED	0	07/14/2009
M14456	MECH OTHER	0	04/01/2009
E21647	ELEC OTHER	2,000	03/01/2009
P13691	OTHER	0	03/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1020	10/01/2018	QC	U	I	16	100

GRANTOR: LATRINA PAUL A SR
GRANTEE: LATRINA PAUL A SR &
1641/1422 9/11/2009 WD Q I 01 200,000
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LATINA PAUL A SR &

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
2	0811	CONCRETE B	0	100	0	690.00	SF	5.20	5.20	100	2009	2009	3	90	3,229	
3	0476	VF 6 SBPL	0	100	0	156.00	LF	32.00	32.00	100	2009	2009	3	76	3,794	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2009	2009	3	76	228	

BLD DATE		02/16/2010	RK	LGL DATE	04/08/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W18 FSP=[YR=2009] N8 W12 S8 E12 \$ W34 S24 FGR=[YR=2009] S21 E21 N21 W21 \$ E21 S21 FOP=[YR=2009] S4 E21 N4 W2 N2 W7 S2 W12 \$ E12 N2 E7 S2 E12 N45 \$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								