LOT 234
FLORA PARKE UNIT 7A PBK 8/128

ZABKO-POTOPOWICZ JERZY & HANNA
33725 IVY PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0234-0000

BUILDING CHARACTERISTICS

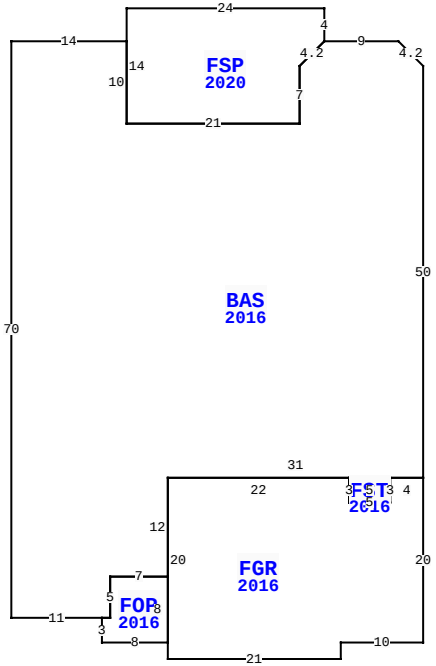
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,719	100	2,719	353,326
FGR	647	55	356	46,261
FOP	59	30	18	2,339
FSP	311	40	124	16,114
FST	15	55	8	1,039
TOTALS	3,751		3,225	419,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,225	107.7320	134.66	434,278	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2024 Heated Area: 2719 HX Base Yr 2024



33725 IVY PARKE PL, 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		419,078
TOTAL MARKET OB/XF VALUE		4,711
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		498,789
SOH/AGL Deduction		0
ASSESSED VALUE		498,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		448,789
TOTAL JUST VALUE		498,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162054	CO ISSUED	0	01/23/2017
B1632846	NEW CONSTR	343,742	08/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0618	9/15/2021	WD	Q	I	01	450,000
GRANTOR: FELSKE MARK C & GRAZI						
GRANTEE: ZABKO-POTOPOWICZ JE						
2141/1140	8/14/2017	WD	Q	I	01	335,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FELSKE MARK C & GRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W9 FSP=[YR=2020] N4 W24 S14 E21 N7 U3 R3 $ L3 D3 S7 W21 N10 W14 S70 E11 FOP=[YR=2016] S3 E8 FGR=[YR=2016] S2 E21 N2 E10 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W22 S20$ N8 W7 S5 W1$ E1 N5 E7 N12 E31 N50$.

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	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20	5.20	100	2016	2016	3	96	4,543	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2016	2016	3	96	168	

LAND DESCRIPTION

TOTAL OB/XF 4,711

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