LOT 237
FLORA PARKE UNIT 7A PBK 8/128

CRISCI JANE M
33701 IVY PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0237-0000

BUILDING CHARACTERISTICS

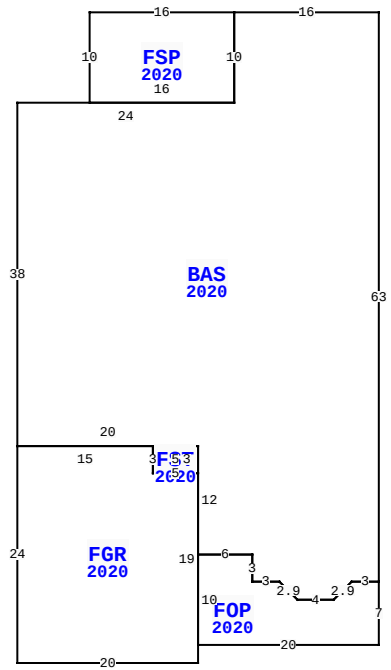
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,974	100	1,974	277,232
FGR	465	55	256	35,953
FOP	146	30	44	6,180
FSP	160	40	64	8,988
FST	15	55	8	1,124
TOTALS	2,760		2,346	329,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	113.4840	141.86	332,804	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1974 HX Base Yr 2021



33701 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		329,476
TOTAL MARKET OB/XF VALUE		6,399
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		410,875
SOH/AGL Deduction		206,624
ASSESSED VALUE		204,251
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		149,251
TOTAL JUST VALUE		410,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909833	CO ISSUED	0	01/27/2020
B1909833	NEW CONSTR	273,391	09/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/1362	2/27/2020	WD	Q	I	01	301,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CRISCI LOUIS JR & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W16 S10 E16 N10$ S10 W24 S38 FGR=[YR=2020] S24 E20 N2 FOP=[YR=2020] E20 N7 W3 D2 L2 W4 U2 L2 W3 N3 W6 S10$ N19 FST=[YR=2020] N3 W5 S3 E5$ W5 N3 W15$ E20 S12 E6 S3 E3 D2 R2 E4 U2 R2 E3 N63$.

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	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	100	2020	2020	3	99	3,346	
3	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2020	2020	3	96	2,611	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 6,399

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 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS