LOT 175
FLORA PARKE UNIT 6B PBK 8/283

CASTOR MADISON REECE & FORREST JOSEPH
32224 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0175-0000

BUILDING CHARACTERISTICS

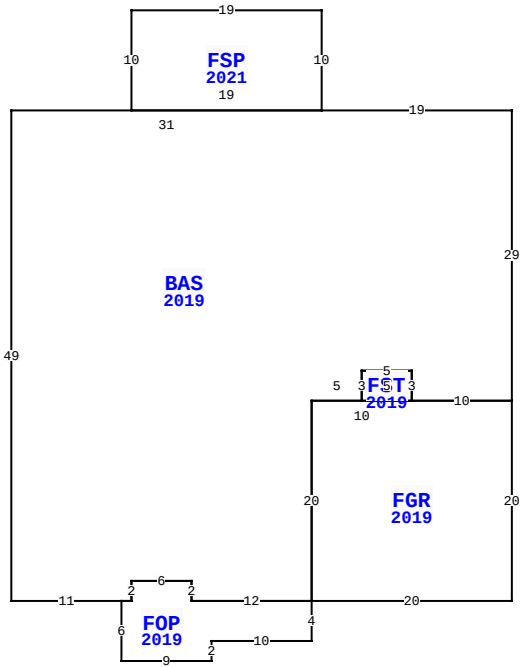
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,023	100	2,023	273,870
FGR	400	55	220	29,783
FOP	106	30	32	4,332
FSP	190	40	76	10,288
FST	15	55	8	1,084
TOTALS	2,734		2,359	319,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	109.9560	137.44	324,221	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2023 HX Base Yr



32224 GOLDENROD PARKE CT, 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		319,358
TOTAL MARKET OB/XF VALUE		11,991
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,349
SOH/AGL Deduction		0
ASSESSED VALUE		406,349
TOTAL EXEMPTION VALUE	13	406,349
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		406,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013071	CO ISSUED	0	12/31/2019
B1906340	NEW CONSTR	274,978	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1360	11/15/2023	WD	Q	I	01	485,000
GRANTOR: RAKICHEVICH NENAD						
GRANTEE: CASTER MADISON REEC						
2566/1466	6/01/2022	WD	Q	I	01	510,000
GRANTOR: ESTRADA OSWALDO J & G						
GRANTEE: RAKICHEVICH NENAD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FSP=[YR=2021] N10 W19 S10 E19$ W31 S49 E11 FOP=[YR=2019] S6 E9 N2 E10 N4 W12 N2 W6 S2 W1$ E1 N2 E6 S2 E12 FGR=[YR=2019] E20 N20 W10 FST=[YR=2019] N3 W5 S3 E5$ W10 S20$ N20 E5 N3 E5 S3 E10 N29$.

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	658.00	SF	5.20	5.20	100	2019	2019	3	98	3,353	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	98	382	
3	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2020	2020	3	96	7,680	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 11,991

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 02/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS