

LOT 176
IN OR 2218/855
FLORA PARKE UNIT 6B PBK 8/283

BALESTRA JARROD H & MELISSA
32228 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0176-0000



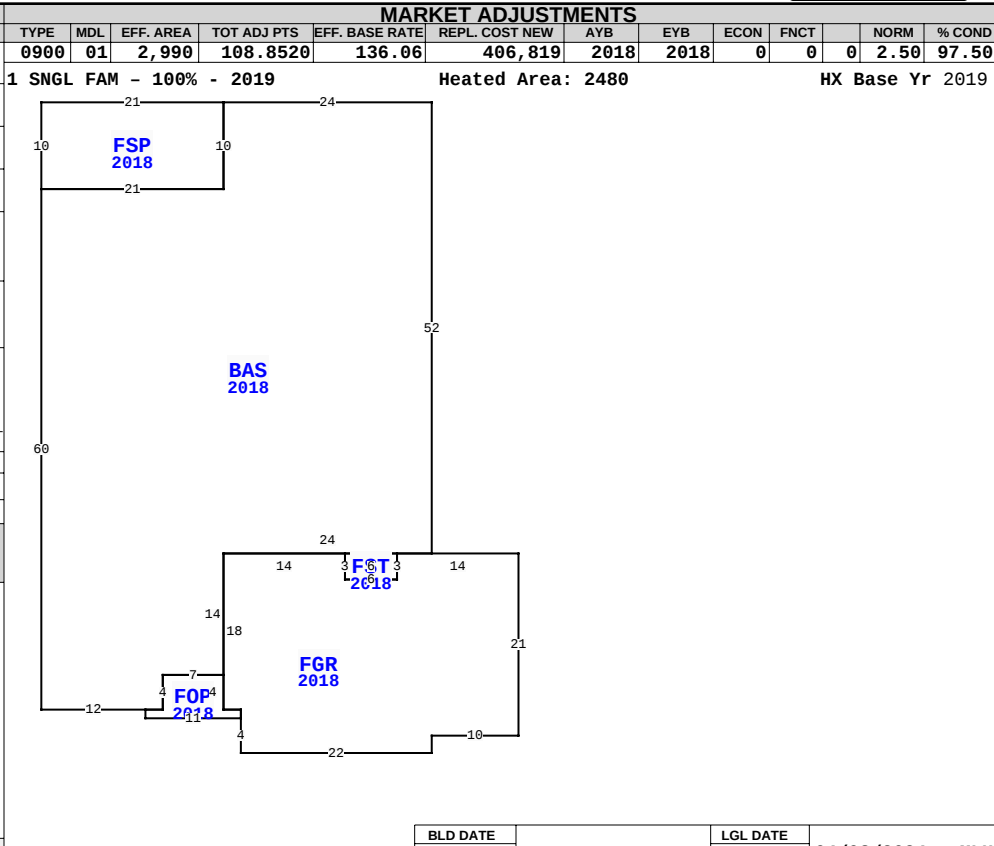
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,480	100	2,480	328,993
FGR	734	55	404	53,594
FOP	39	30	12	1,592
FSP	210	40	84	11,143
FST	18	55	10	1,327
TOTALS	3,481		2,990	396,649

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
3	0476	VF 6 SBPL	0	100	0	0	
4	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	



32228 GOLDENROD PARKE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		396,649	
TOTAL MARKET OB/XF VALUE		16,382	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		488,031	
SOH/AGL Deduction		160,993	
ASSESSED VALUE		327,038	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		277,038	
TOTAL JUST VALUE		488,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		457,653	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802273	CO ISSUED	0	08/06/2018
B1802273	NEW CONSTR	330,313	03/05/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2218/0855	8/14/2018	WD	Q	I	02	323,200	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BALESTRA JARROD H &							
2172/0004	1/12/2018	WD	U	V	30	60,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
BAS=[YR=2018;ORIG=0,0] W24 S10 W21 S60 E12 E2 N4 E7 N14 E24 N52 \$									
FGR=[YR=2018;ORIG=-22,71] S4 E22 N2 E10 N21 W14 S3 W6 N3 W14 S18 E2 S1 \$									
FSP=[YR=2018;ORIG=-24,0] W21 S10 E21 N10 \$									
FOP=[YR=2018;ORIG=-33,70] S1 E11 N1 W2 N4 W7 S4 W2 \$									
FST=[YR=2018;ORIG=-4,52] W6 S3 E6 N3 \$									