LOT 180
FLORA PARKE UNIT 6B PBK 8/283

OWEN VINCENT J
32229 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0180-0000

BUILDING CHARACTERISTICS

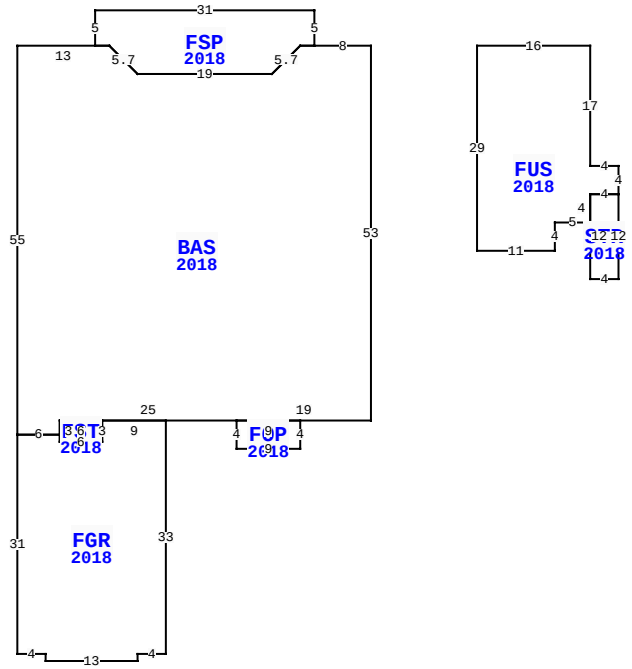
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,570	100	2,570	332,062
FGR	676	55	372	48,065
FOP	36	30	11	1,422
FSP	247	40	99	12,791
FST	18	55	10	1,292
FUS	460	100	460	59,435
STR	48	10	5	646
TOTALS	4,055		3,527	455,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,527	106.0200	132.52	467,398	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 3030 HX Base Yr 2019



32229 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		455,713
TOTAL MARKET OB/XF VALUE		7,268
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		537,981
SOH/AGL Deduction		175,359
ASSESSED VALUE		362,622
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,622
TOTAL JUST VALUE		537,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800593	CO ISSUED	0	06/11/2018
B1800593	NEW CONSTR	386,767	01/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/929	5/08/2024	QC	U	I	11	100
GRANTOR: OWEN LINDA L						
GRANTEE: OWEN VINCENT JOHN						
2206/0511	6/25/2018	WD	Q	I	01	378,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OWEN VINCENT J & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W8 FSP=[YR=2018] N5 W31 S5 E2 D4 R4 E19 U4 R4 E2$ W2 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2018] S31 E4 S1 E13 N1 E4 N33 W9 FST=[YR=2018] W6 S3 E6 N3$ S3 W6 N1 W6$ E6 N2 E25 FOP=[YR=2018] S4 E9 N4 W9$ E19 N53$ PTR=E15 FUS=[YR=2018] E16 S17 E4 S4 STR=[YR=2018] S12 W4 N12 E4$ W4 S4 W5 S4 W11 N29$ W15$.

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	1,441.00	SF	5.20	5.20	100	2018	2018	3	97	7,268	

LAND DESCRIPTION

TOTAL OB/XF 7,268

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS