

LOT 188
IN OR 2227/567
FLORA PARKE UNIT 6B PBK 8/283

NORMAN DONALD JR
32375 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0188-0000



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	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	2,521	100	2,521	333,257
FGR	585	55	322	42,566
FOP	57	30	17	2,247
FSP	285	40	114	15,069
FST	15	55	8	1,057
TOTALS	3,463		2,982	394,197

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS

0900012,982107.9120134.89402,24220182018002.0098.00

1 SNGL FAM - 100% - 2019Heated Area: 2521HX Base Yr 2019

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024MLU

32375 FERN PARKE WAY, FERNANDINA BEACH										RF DATE	LAND DATE	04/08/2024	PLU
										INC DATE	AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
704.00	SF	5.20	5.20	100	2018	2018	3	97	3,551				
75.00	SF	6.50	6.50	100	2018	2018	3	97	473				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		394,197	
TOTAL MARKET OB/XF VALUE		4,024	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		473,221	
SOH/AGL Deduction		156,764	
ASSESSED VALUE		316,457	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		266,457	
TOTAL JUST VALUE		473,221	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804283	CO ISSUED	0	09/26/2018
B1804283	NEW CONSTR	335,517	04/27/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2227/0567	9/28/2018	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: NORMAN DONALD JR					
2197/0006	5/03/2018	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W15 S9 W20 N9 W15 S48 S2 E20 S9 E10 E1 N5 E6 S2 E13 N56 \$											
FGR=[YR=2018;ORIG=-50,48] W10 S20 E10 S2 E20 N20 W11 S3 W5 N3 W4 N2 \$											
FSP=[YR=2018;ORIG=-15,0] N5 W21 S5 E1 S9 E20 N9 \$											
FOP=[YR=2018;ORIG=-20,59] S3 E8 N6 W1 N2 W6 S5 W1 \$											
FST=[YR=2018;ORIG=-41,50] W5 S3 E5 N3 \$											