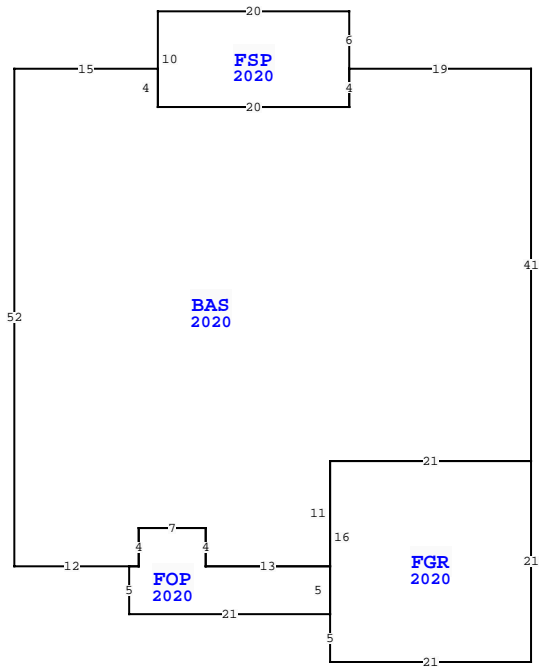


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,469	100	2,469
FGR	441	55	243
FOP	133	30	40
FSP	200	40	80
TOTALS	3,243		2,832
			393,973

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,832	112.4160	140.52	397,953	2020	2020	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2469 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			393,973
TOTAL MARKET OB/XF VALUE			4,729
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			473,702
SOH/AGL Deduction			171,338
ASSESSED VALUE			302,364
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			252,364
TOTAL JUST VALUE			473,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912099	CO ISSUED	0	04/13/2020
B1912099	NEW CONSTR	330,688	11/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1968	10/14/2022	QC	U	I	11	100
GRANTOR: FIORE KATHLEEN						
GRANTEE: FIORE KATHLEEN L/E						
2392/0329	9/08/2020	WD	Q	I	01	339,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ORR LORRAINE C & KA						

EXTRA FEATURES		32075 PRIMROSE PARKE WAY, FERNANDINA BEACH, FL 32034	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100
2	0810	CONCRETE A	0 100

L N	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	21	3	63.00	SF	6.50	6.50	100	2020	2020	3	99	405	
2	0810	CONCRETE A	0 100	0	0	672.00	SF	6.50	6.50	100	2020	2020	3	99	4,324	

BUILDING NOTES	
[Empty]	

BUILDING DIMENSIONS	
BAS=[YR=2020] W19 FSP=[YR=2020] N6 W20 S10 E20 N4\$ S4 W20 N4 W15 S52 E12 FOP=[YR=2020] S5 E21 FGR=[YR=2020] S5 E21 N21 W21 S16\$ N5 W13 N4 W7 S4 W1\$ E1 N4 E7 S4 E13 N11 E21 N41\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,729																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							