



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,074	100	2,074	288,750
FGR	422	55	232	32,300
FOP	96	30	29	4,037
FSP	210	40	84	11,695
TOTALS	2,802		2,419	336,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,419	112.5040	140.63	340,184	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2074 HX Base Yr 2021											
32355 FERN PARKE WAY, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

EXTRA FEATURES														
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
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	99
2	0810	CONCRETE A	0 100	0	0	536.00	SF	6.50	6.50	100	2020	2020	3	99
3	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00	100	2020	2020	3	96
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,782	
TOTAL MARKET OB/XF VALUE		7,072	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		418,854	
SOH/AGL Deduction		121,390	
ASSESSED VALUE		297,464	
TOTAL EXEMPTION VALUE		HX HB VX WR 60,000	
BASE TAXABLE VALUE		237,464	
TOTAL JUST VALUE		418,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910149	CO ISSUED	0	04/14/2020
B1910149	NEW CONSTR	281,534	09/26/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2369/1320	6/18/2020	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ANDERSON GLEN A & A					
2312/1581	10/15/2019	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W15 FSP=[YR=2020] N10 W21 S10 E21\$ W35 S48 E12 FOP=[YR=2020] S4 E18 FGR=[YR=2020] S2 E20 N22 W11 S2 W9 S18\$ N4 W11 N4 W6 S4 W1\$ E1 N4 E6 S4 E11 N14 E9 N2 E11 N32\$.														