LOT 206
FLORA PARKE UNIT 6B PBK 8/283

TEACHEY GARY S & SHERRY D
32343 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0206-0000

BUILDING CHARACTERISTICS

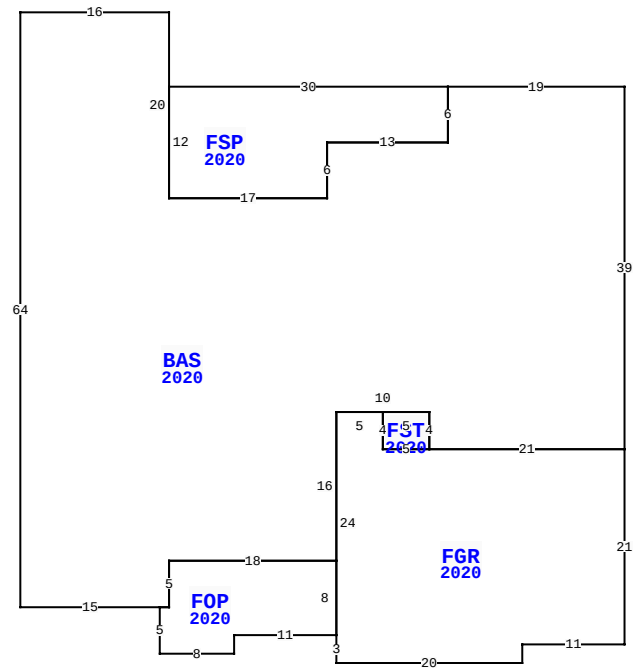
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	2,829	100	2,829	377,143
FGR	711	55	391	52,125
FOP	163	30	49	6,532
FSP	282	40	113	15,065
FST	20	55	11	1,466
TOTALS	4,005		3,393	452,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,393	107.7320	134.66	456,901	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2829 HX Base Yr 2021



32343 FERN PARKE WAY, 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		452,332
TOTAL MARKET OB/XF VALUE		19,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		547,212
SOH/AGL Deduction		219,167
ASSESSED VALUE		328,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,045
TOTAL JUST VALUE		547,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240007061	FIBERGLASS POOL	69,249	06/13/2024
C1912411	CO ISSUED	0	05/29/2020
B1912411	NEW CONSTR	392,563	12/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0565	5/21/2020	WD	Q	I	01	379,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TEACHEY GARY S & SH						
2332/0227	1/08/2020	WD	U	I	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FSP=[YR=2020] W30 S12 E17 N6 E13 N6$ S6 W13 S6 W17 N20 W16 S64 E15 FOP=[YR=2020] S5 E8 N2 E11 FGR=[YR=2020] S3 E20 N2 E11 N21 W21 FST=[YR=2020] N4 W5 S4 E5$ W5 N4 W5 S24$ N8 W18 S5 W1$ E1 N5 E18 N16 E10 S4 E21 N39$.

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	0855	CONC PAVER	0	100	21	3	63.00	SF	10.00	10.00	100	2020	2020	3	99	624	
2	0855	CONC PAVER	0	100	0	0	745.00	SF	10.00	10.00	100	2020	2020	3	99	7,376	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	96	4,608	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
5	0462	ST/AL FNC	0	100	120	0	720.00	SF	10.00	10.00	100	2020	2020	3	93	6,696	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 19,880

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 01/07/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS