



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 60
Interior Floo	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	2,472	100	2,472	325,598
FGR	555	55	305	40,173
FOP	64	30	19	2,503
FOP	200	30	60	7,903
TOTALS	3,291		2,856	376,175

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,856	106.9720	133.72	381,904	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 0% - 2023 Heated Area: 2472 HX Base Yr													
32340 FERN PARKE WAY, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2024 MLU													

EXTRA FEATURES														LAND DATE		04/08/2024		MLU	
														AG DATE					
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	0	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	98	229			
2	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	6.50	100	2019	2019	3	98	2,956			
3	0476	VF 6 SBPL	0	0	0	0	275.00	LF	32.00	32.00	100	2020	2020	3	96	8,448			
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288			

LAND DESCRIPTION										TOTAL OB/XF					11,921			
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	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,175	
TOTAL MARKET OB/XF VALUE		11,921	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		463,096	
SOH/AGL Deduction		0	
ASSESSED VALUE		463,096	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		463,096	
TOTAL JUST VALUE		463,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906432	CO ISSUED	0	12/13/2019
B1906432	NEW CONSTR	336,226	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0030	7/20/2022	WD	Q	I	01	619,500
GRANTOR: DBOLATTI JOHN AKA MAR						
GRANTEE: JOLLAY GEOFFREY A &						
2328/1169	12/27/2019	WD	Q	I	01	355,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MAZZONE MARK						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W25 FOP=[YR=2019] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2019] S4 E9 N4 FGR=[YR=2019] E3 S5 E21 N23 W25 S18 E1\$ W1 N4 W7 S4 W1\$ E1 N4 E7 N14 E25 N52 \$.													