



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

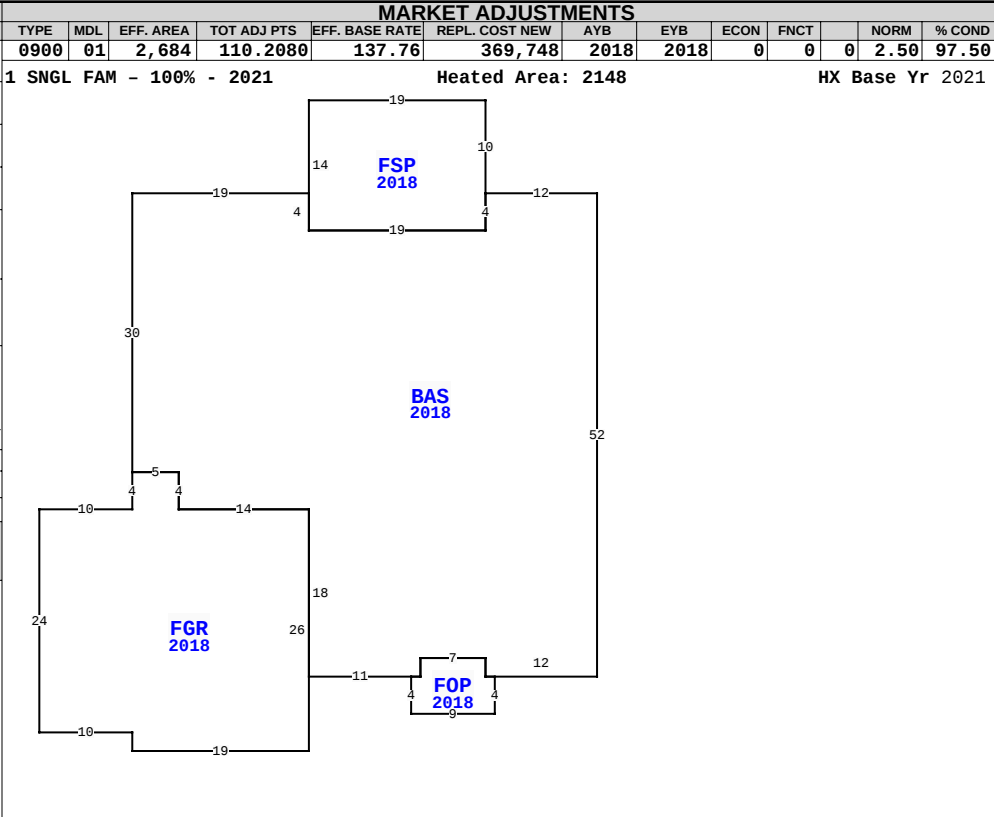
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2,148	288,510
FGR	754	55	415	55,741
FOP	50	30	15	2,014
FSP	266	40	106	14,238

TOTALS	3,218		2,684	360,504
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	909.00	SF	5.20	5.20	100	2018
2	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	100	2018
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00



32344 FERN PARKE WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	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	0811	CONCRETE B	0	100	0	0	909.00	SF	5.20	5.20	100	2018	2018	3	97	4,585	
2	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	100	2018	2018	3	94	8,663	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	94	846	

TOTAL OB/XF												
14,094												

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					360,504				
TOTAL MARKET OB/XF VALUE					14,094				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					449,598				
SOH/AGL Deduction					177,688				
ASSESSED VALUE					271,910				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					221,910				
TOTAL JUST VALUE					449,598				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					423,472				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802272	CO ISSUED	0	07/26/2018
B1802272	NEW CONSTR	290,822	03/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1835	9/04/2020	WD	Q	I	01	349,000
GRANTOR: NEE PATRICK J III & E						
GRANTEE: STITES MICHAEL J SR						
2215/0775	7/30/2018	WD	Q	I	01	307,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NEE PATRICK J III &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W12 FSP=[YR=2018] N10 W19 S14 E19 N4\$ S4 W19 N4 W19 S30 FGR=[YR=2018] S4 W10 S24 E10 S2 E19 N26 W14 N4 W5\$ E5 S4 E14 S18 E11 FOP=[YR=2018] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 N52\$.									