LOT 213
FLORA PARKE UNIT 6B PBK 8/283

WILCOX LARRY R/DENNY ANEITA W
32360 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0213-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

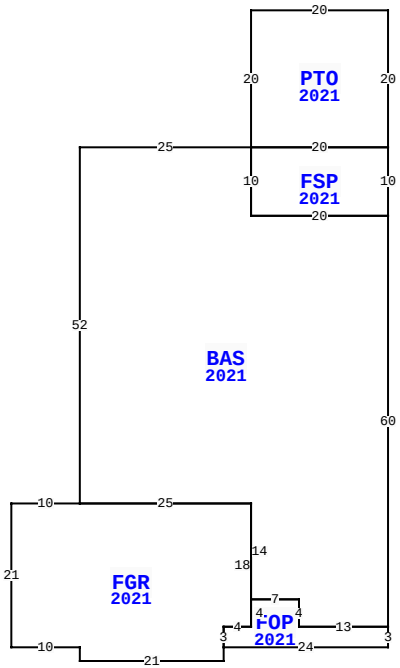
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2,472	333,208
FGR	765	55	421	56,748
FOP	100	30	30	4,044
FSP	200	40	80	10,784
PTO	400	5	20	2,695
TOTALS	3,937		3,023	407,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,023	108.3760	135.47	409,526	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2472 HX Base Yr 2022



32360 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		407,478
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		490,478
SOH/AGL Deduction		102,745
ASSESSED VALUE		387,733
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,733
TOTAL JUST VALUE		490,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000218	SCRN ENCLSR	8,410	01/05/2022
C2006585	CO ISSUED	0	03/30/2021
B2006585	NEW CONSTR	347,697	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0993	3/30/2021	WD	Q	I	01	400,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILCOX LARRY R & AN						
2395/0823	9/22/2020	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N20 W20 S20 BAS=[YR=2021] W25 S52
FGR=[YR=2021] W10 S21 E10 S2 E21 N2 FOP=[YR=2021] E24 N3
W13 N4 W7 S4 W4 S3$ N3 E4 N18 W25$ E25 S14 E7 S4 E13 N60
FSP=[YR=2021] N10 W20 S10 E20$ W20 N10$ E20 $.

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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2021	2021	3	99	270	
2	0811	CONCRETE B	0	100	0	0	842.00	SF	5.20	5.20	100	2021	2021	3	99	4,335	
3	0911	SCRN RM A	0	100	20	10	200.00	SF	17.50	17.50	100	2022	2022	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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 07/07/2022 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS