LOT 216
IN OR 2214/1258
FLORA PARKE UNIT 6B PBK 8/283

GIANFRANCESCO DAVID A & MARGARET A
32100 HONEYCOMB PARKE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0216-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

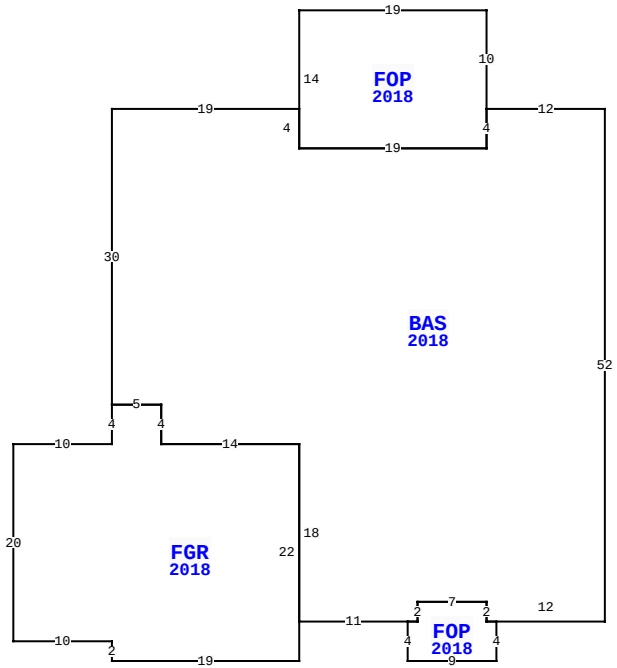
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	288,658
FGR	638	55	351	47,169
FOP	50	30	15	2,015
FOP	266	30	80	10,751
TOTALS	3,102		2,594	348,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,594	110.2080	137.76	357,349	2018	2018	0	0	0	2.45	97.55

1 SNGL FAM – 100% - 2019 Heated Area: 2148 HX Base Yr 2019



32100 HONEYCOMB PARKE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,594
TOTAL MARKET OB/XF VALUE		76,800
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		500,394
SOH/AGL Deduction		147,690
ASSESSED VALUE		352,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,704
TOTAL JUST VALUE		500,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909727	SCRNROOM	15,000	04/05/2019
B1909727	SWIM POOL	50,000	01/01/2019
C1802271	CO ISSUED	0	07/09/2018
B1802271	NEW CONSTR	283,888	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1258	7/27/2018	WD	Q	I	01	304,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GIANFRANCESCO DAVID						
2181/0012	2/28/2018	WD	U	V	30	60,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W19 S14 E19 N4$ S4 W19 N4 W19 S30 FGR=[YR=2018] S4 W10 S20 E10 S2 E19 N22 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$.

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	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	2018	2018	3	97	4,297	
2	0911	SCRN RM A	0	100	50	30	1,500.00	SF	17.50	17.50	100	2019	2019	3	86	22,575	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	2019	2019	3	90	39,168	
4	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00	10.00	100	2019	2019	3	98	7,820	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2019	2019	3	98	2,940	

LAND DESCRIPTION

TOTAL OB/XF 76,800

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 08/08/2019 BY KWMB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS