LOT 219
FLORA PARKE UNIT 6B PBK 8/283

EARLE JOHN M/HERRERA IVONNE
32112 HONEYCOMB PARKE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0556-0219-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 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

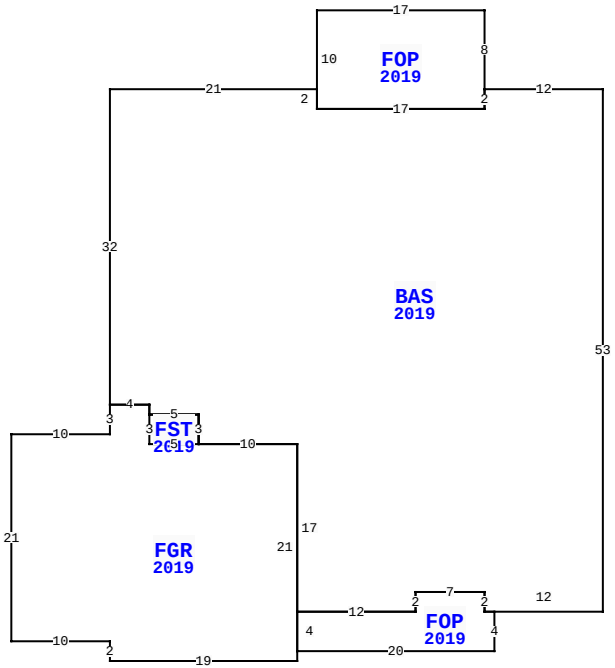
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2,248	301,319
FGR	659	55	362	48,522
FOP	94	30	28	3,753
FOP	170	30	51	6,836
FST	15	55	8	1,073
TOTALS	3,186		2,697	361,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,697	108.8640	136.08	367,008	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2248 HX Base Yr 2020



32112 HONEYCOMB PARKE CT, 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		361,503
TOTAL MARKET OB/XF VALUE		4,684
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,187
SOH/AGL Deduction		204,856
ASSESSED VALUE		236,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,331
TOTAL JUST VALUE		441,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2006544	SOLAR PANELS	24,850	09/01/2020
C1904382	CO ISSUED	0	09/16/2019
19004382	NEW CONSTR	313,914	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1904	9/18/2019	WD	Q	I	01	321,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EARLE JOHN M & IVON						
2271/1501	4/30/2019	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] N8 W17 S10 E17 N2$ S2 W17 N2 W21 S32 FGR=[YR=2019] S3 W10 S21 E10 S2 E19 N1 FOP=[YR=2019] E20 N4 W1 N2 W7 S2 W12 S4$ N21 W10 FST=[YR=2019] W5 N3 E5 S3$ N3 W5 N1 W4$ E4 S1 E5 S3 E10 S17 E12 N2 E7 S2 E12 N53$.

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	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	98	363	
2	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	2019	2019	3	98	4,321	

LAND DESCRIPTION

TOTAL OB/XF 4,684

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 10/10/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS