



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 50
Interior Floo	14	CARPET 50
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
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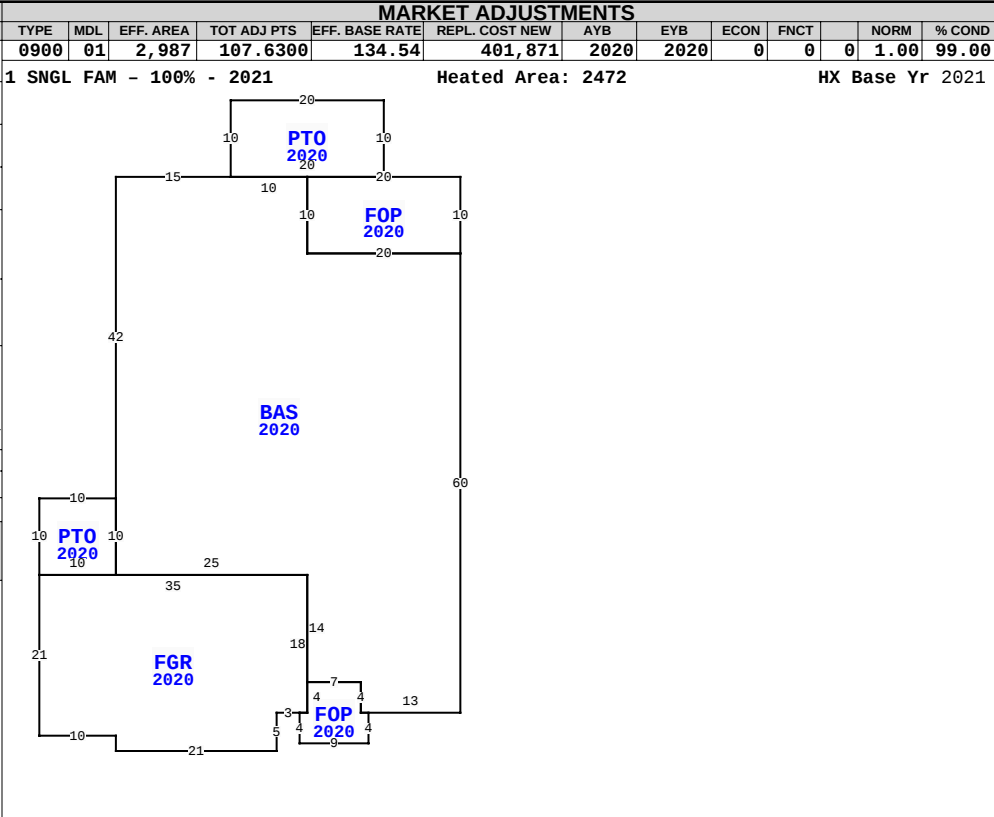
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2,472	329,257
FGR	765	55	421	56,075
FOP	64	30	19	2,530
FOP	200	30	60	7,991
PTO	100	5	5	666
PTO	200	5	10	1,332

TOTALS	3,801		2,987	397,852
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	232
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	4,057

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



34032 LAVENDER PARKE DR, FERNANDINA BEACH, FL 32034	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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	99	232	
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2020	2020	3	99	4,057	

TOTAL OB/XF													4,289	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00				

NASSAU COUNTY PROPERTY												PAGE 1 of 1			4
VALUATION SUMMARY												STANDARD			
VALUATION BY												Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE												397,852			
TOTAL MARKET OB/XF VALUE												4,289			
TOTAL LAND VALUE - MARKET												75,000			
TOTAL MARKET VALUE												477,141			
SOH/AGL Deduction												213,655			
ASSESSED VALUE												263,486			
TOTAL EXEMPTION VALUE												55,000			HX HB VX
BASE TAXABLE VALUE												208,486			
TOTAL JUST VALUE												477,141			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												449,148			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002863	CO ISSUED	0	12/22/2020
B2002863	NEW CONSTR	339,718	02/10/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2422/0306	12/29/2020	WD	Q	I	01	365,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: MUCCINO PAUL F & LI									
2382/0261	7/30/2020	WD	U	V	30	68,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2020] N10 W20 S10 BAS=[YR=2020] W15 S42									
PTO=[YR=2020] W10 S10 FGR=[YR=2020] S21 E10 S2 E21 N5 E3									
FOP=[YR=2020] S4 E9 N4 W1 N4 W7 S4 W1\$ E1 N18 W35\$ E10 N10\$									
S10 E25 S14 E7 S4 E13 N60 FOP=[YR=2020] N10 W20 S10 E20\$ W20									
N10 W10\$ E20 \$.									