LOT 30
IN OR 2088/474
FLORA PARKE #4 PB 7/137

LAVENDER WALTER G & CAROL R
32415 FERN PARKE WAY
FERNANDINA BEACH, FL 32034-7043

2025

26-2N-28-0552-0030-0000

BUILDING CHARACTERISTICS

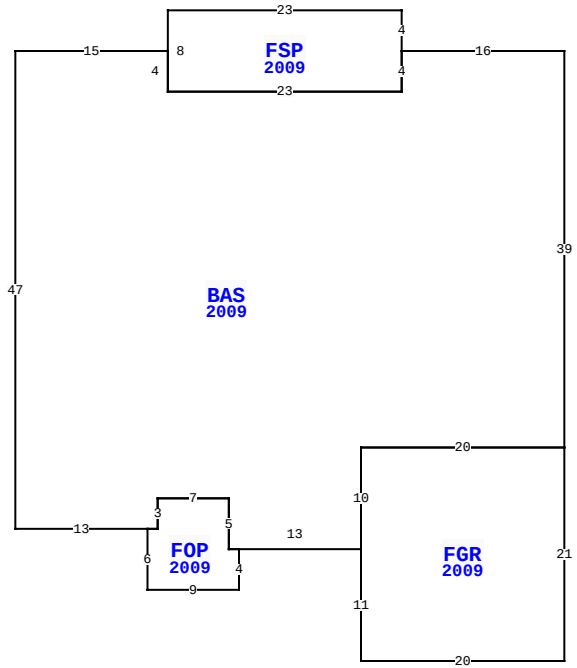
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,291	100	2009	2,291	297,807
FGR	420	55	2009	231	30,027
FOP	73	30	2009	22	2,860
FSP	184	40	2009	74	9,619
TOTALS	2,968			2,618	340,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	106.4640	140.53	367,908	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2018 Heated Area: 2291 HX Base Yr 2018



32415 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE	02/16/2010 RK	LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		340,315
TOTAL MARKET OB/XF VALUE		10,449
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,764
SOH/AGL Deduction		169,440
ASSESSED VALUE		266,324
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,602
TOTAL JUST VALUE		435,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21903	CO ISSUED	0	09/04/2009
M14503	MECH OTHER	0	04/01/2009
P13715	OTHER	0	04/01/2009
R11551	REPAIR/RRF	2,800	09/01/2008
B21903	NEW CONSTR	200,000	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0474	12/02/2016	WD	Q	I	01	235,000
GRANTOR: HAYNES MEL V & BETSY						
GRANTEE: LAVENDER WALTER G &						
1661/1674	1/22/2010	WD	Q	I	01	225,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HAYNES MEL V & BETS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FSP=[YR=2009] N4 W23 S8 E23 N4 $ S4 W23 N4 W15 S47 E13 FOP=[YR=2009] S6 E9 N4 W1 N5 W7 S3 W1 $ E1 N3 E7 S5 E13 FGR=[YR=2009] S11 E20 N21 W20 S10 $ N10 E20 N39 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	628.00	SF	5.20	5.20	100	2009	2009	3	89	2,906	
3	0462	ST/AL FNC	0	100	130	0	520.00	SF	10.00	10.00	100	2016	2016	3	78	4,056	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 10,449

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS