LOT 32
FLORA PARKE #4 PB 7/137

JONES DOUGLAS L
PO BOX 1091
YULEE, FL 32041

**2025**

**26-2N-28-0552-0032-0000**

## BUILDING CHARACTERISTICS

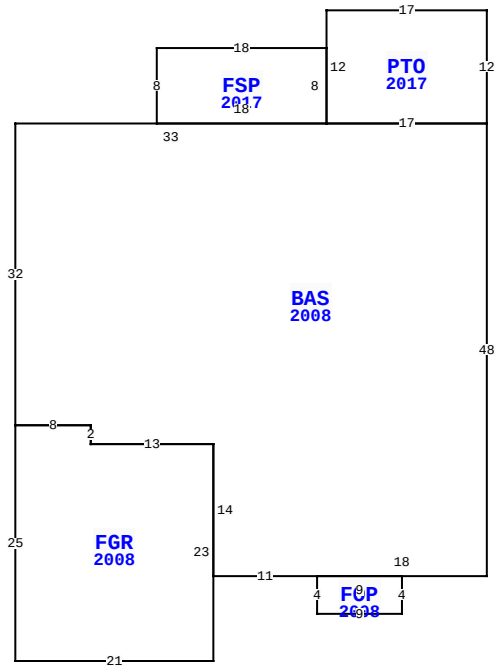
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,090 | 100 | 2008 | 2,090 | 275,845 |
| FGR | 499 | 55 | 2008 | 274 | 36,163 |
| FOP | 36 | 30 | 2008 | 11 | 1,452 |
| FSP | 144 | 40 | 2017 | 58 | 7,655 |
| PTO | 204 | 5 | 2017 | 10 | 1,320 |
| TOTALS | 2,973 | | | 2,443 | 322,435 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,443 | 108.6820 | 143.46 | 350,473 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 0% - 2024 Heated Area: 2090 HX Base Yr




32412 FERN PARKE WAY, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/02/2008 | RK | LGL DATE | |
| XF DATE | 12/02/2008 | RK | LAND DATE | 04/23/2025 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 322,435 |
| TOTAL MARKET OB/XF VALUE | 5,615 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 413,050 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 413,050 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 413,050 |
| TOTAL JUST VALUE | 413,050 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 387,710 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C21532 | CO ISSUED | 0 | 01/22/2009 |
| E21129 | ELEC OTHER | 2,000 | 08/01/2008 |
| M14075 | MECH OTHER | 0 | 08/01/2008 |
| P13372 | OTHER | 0 | 07/01/2008 |
| R11335 | REPAIR/RRF | 2,800 | 06/01/2008 |
| B21532 | NEW CONSTR | 182,292 | 06/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2686/1843 | 12/22/2023 | WD | Q | I | 01 | 360,000 |
| GRANTOR: GUTIRREZ ZAMORA CARLO | | | | | | |
| GRANTEE: JONES DOUGLAS L | | | | | | |
| 2165/1873 | 12/21/2017 | WD | Q | I | 01 | 245,000 |
| GRANTOR: WU EVELYNE | | | | | | |
| GRANTEE: ZAMORA CARLOS RUBEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2017] N12 W17 S12 E17$ BAS=[YR=2008] W17
FSP=[YR=2017] N8 W18 S8 E18 $ W33 S32 FGR=[YR=2008] S25 E21
N23 W13 N2 W8 $ E8 S2 E13 S14 E11 FOP=[YR=2008] S4 E9 N4 W9
$ E18 N48 $ .

## 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 | 0 | 0 | 0 | 661.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 88 | 3,025 | |
| 2 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 100.00 | LF | 32.00 | 32.00 | 100 | 2009 | 2009 | 3 | 74 | 2,368 | |
| 3 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2009 | 2009 | 3 | 74 | 222 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,615

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS