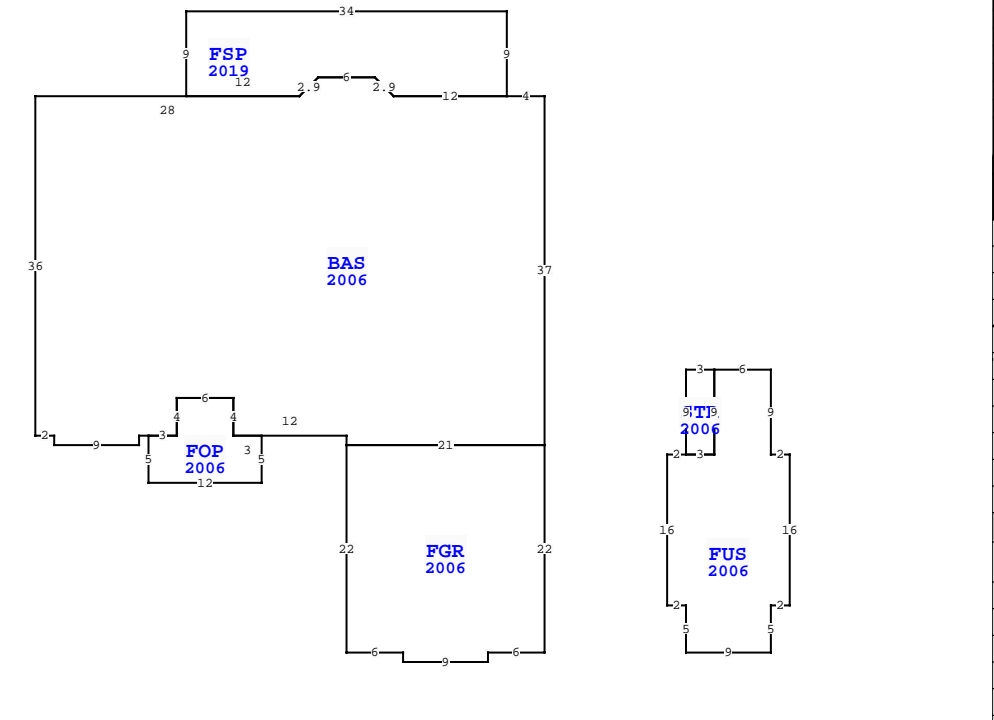




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,676	106.4640	140.53	376,058	2006	2006	0	0	9.00	91.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		342,213	
TOTAL MARKET OB/XF VALUE		11,479	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		438,692	
SOH/AGL Deduction		103,456	
ASSESSED VALUE		335,236	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		284,514	
TOTAL JUST VALUE		438,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,569	



QUALITY	CD	QUALITY LEVEL			
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	1,966	100	2006	1,966	251,417
FGR	471	55	2006	259	33,121
FOP	84	30	2006	25	3,197
FSP	290	40	2019	116	14,834
FUS	307	100	2006	307	39,260
STR	27	10	2006	3	384
TOTALS	3,145			2,676	342,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1520569	H/AC	0	01/02/2015
M11565	H/AC	0	05/01/2006
P11040	NEW CONSTR	0	04/01/2006
C17474	CO ISSUED	0	01/01/2006
B17474	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/0067	2/27/2017	WD Q	Q	I	01	265,000
GRANTOR: SCHWERDTFEGER RICHARD						
GRANTEE: KNUTSON BRUCE A						
1504/1955	6/11/2007	WD Q	Q	I		299,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHWERDTFEGER RICHARD						

EXTRA FEATURES															
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2006	2006	3	89	1,780
2	0810	CONCRETE A	0	100	0	0	1,145.00	SF 6.50	6.50	100	2006	2006	3	86	6,401
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF 32.00	32.00	100	2007	2007	3	69	3,091
4	0470	VNYL GATE	0	100	0	0	1.00	UT 300.00	300.00	100	2007	2007	3	69	207

TOTAL OB/XF												11,479												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES											
BLD DATE 04/23/2025 MLU											
LGL DATE											
LAND DATE											
AG DATE											
INC DATE											
32424 FERN PARKE WAY, FERNANDINA BEACH											
BUILDING DIMENSIONS											
FGR=[YR=2006] N22 BAS=[YR=2006] N37 W4 FSP=[YR=2019] N9 W34 S9 E12 U2 R2 E6 R2 D2 E12\$ W12 U2 L2 W6 D2 L2 W28 S36 E2 S1 E9 N1 E1 FOP=[YR=2006] S5 E12 N5 W3 N4 W6 S4 W3\$E3 N4 E6 S4 E12 S1 E21\$W21 S22 E6 S1 E9 N1 E6\$ PTR=E15 FUS=[YR=2006] N5 W2 N16 E2 STR=[YR=2006] N9 E3 S9 W3\$ E3 N9 E6 S9 E2 S16 W2 S5 W9\$ W15\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							