LOT 38
FLORA PARKE #4 PB 7/137

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

2025

26-2N-28-0552-0038-0000

BUILDING CHARACTERISTICS

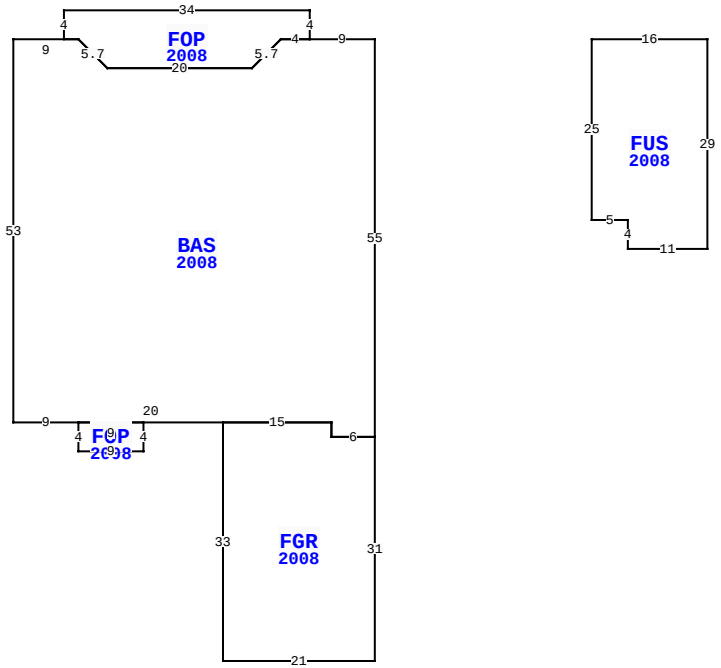
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,566	100	2008	2,566	347,168
FGR	681	55	2008	375	50,736
FOP	36	30	2008	11	1,489
FOP	232	30	2008	70	9,470
FUS	444	100	2008	444	60,071
TOTALS	3,959			3,466	468,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,466	111.4120	147.06	509,710	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 2025 Heated Area: 3010 HX Base Yr



32436 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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	468,933
TOTAL MARKET OB/XF VALUE	42,979
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	596,912
SOH/AGL Deduction	0
ASSESSED VALUE	596,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	596,912
TOTAL JUST VALUE	596,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530388	SOLAR PANELS	44,902	05/06/2015
M1520929	H/AC	0	04/06/2015
B21401	SCRN ENCLOSURE	8,000	05/01/2008
M13641	MECH OTHER	0	02/01/2008
C20977	CO ISSUED	0	01/01/2008
E20442	ELEC OTHER	2,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/368	12/17/2024	WD	U	I	37	536,400
GRANTOR: REDMOND MICHAEL B						
GRANTEE: OPENDOOR PROPERTY T						
2217/0752	8/10/2018	WD	Q	I	01	409,000
GRANTOR: REID DAVID M & MICHEL						
GRANTEE: REDMOND MICHAEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 FOP=[YR=2008] N4 W34 S4 E2 D4 R4 E20 U4 R4 E4 $ W4 D4 L4 W20 U4 L4 W9 S53 E9 FOP=[YR=2008] S4 E9 N4 W9 $ E20 FGR=[YR=2008] S33 E21 N31 W6 N2 W15 $ E15 S2 E6 N55 $ PTR= E30 FUS=[YR=2008] E16 S29 W11 N4 W5 N25 $ W30 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	0	0	0	1,481.00	SF	4.00	4.00	100	2008	2008	3	88	5,213	
3	0911	SCRN RM A	0	0	0	0	1,064.00	SF	17.50	17.50	100	2008	2008	3	31	5,772	
4	0861	POOL GUNIT	0	0	0	0	512.00	SF	85.00	85.00	100	2008	2008	3	48	20,890	
5	0845	KOOL DECK	0	0	0	0	552.00	SF	7.25	7.25	100	2008	2008	3	88	3,522	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	31	310	
7	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00	32.00	100	2008	2008	3	72	3,871	
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 42,979

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 07/22/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS