LOT 41
IN OR 1932/1536
FLORA PARKE #4 PB 7/137

DROUGHT MICHAEL S & KAREN F
32451 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0041-0000

BUILDING CHARACTERISTICS

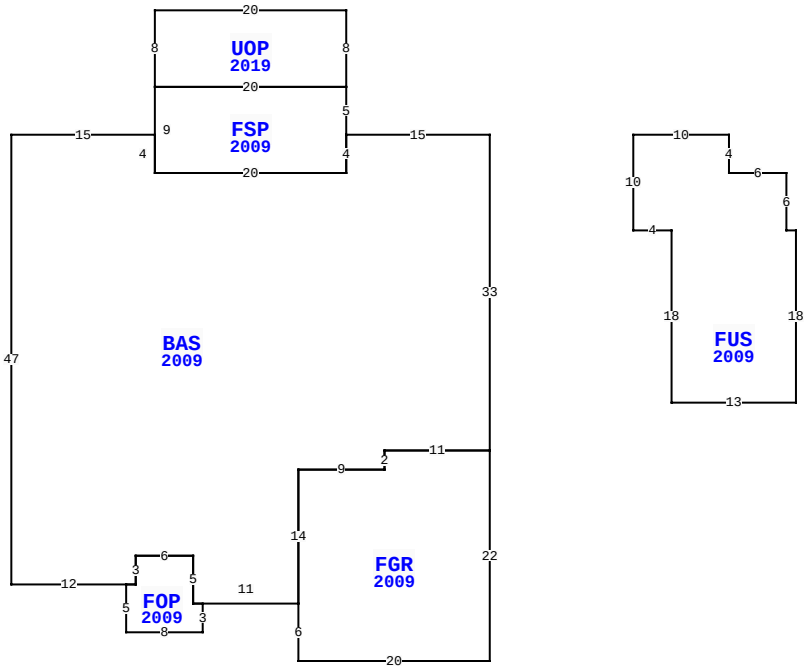
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,012	100	2009	2,012	268,613
FGR	422	55	2009	232	30,974
FOP	56	30	2009	17	2,270
FSP	180	40	2009	72	9,613
FUS	370	100	2009	370	49,397
UOP	160	20	2019	32	4,273
TOTALS	3,200			2,735	365,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,735	109.3440	144.33	394,743	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 2382 HX Base Yr 2015



32451 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE		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	365,137
TOTAL MARKET OB/XF VALUE	2,499
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	452,636
SOH/AGL Deduction	190,842
ASSESSED VALUE	261,794
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	211,072
TOTAL JUST VALUE	452,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000975	ROOF	22,000	02/02/2022
C21747	CO ISSUED	0	01/22/2009
M14149	MECH OTHER	0	09/01/2008
E21128	ELEC OTHER	2,000	08/01/2008
P13404	OTHER	0	08/01/2008
B21747	NEW CONSTR	200,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1536	8/12/2014	WD	Q	I	01	227,500
GRANTOR: MEARS KEVIN S & CATHE						
GRANTEE: DROUGHT MICHAEL S &						
1605/0951	1/23/2009	WD	Q	I	01	227,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MEARS KEVIN S & CAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FSP=[YR=2009] N5 UOP=[YR=2019] N8 W20 S8 E20$ W20 S9 E20 N4 $ S4 W20 N4 W15 S47 E12 FOP=[YR=2009] S5 E8 N3 W1 N5 W6S3 W1 $ E1 N3 E6 S5 E11 FGR=[YR=2009] S6 E20 N22 W11 S2 W9 S14 $ N14 E9 N2 E11 N33 $ PTR=E15 FUS=[YR=2009] E10 S4 E6 S6 E1 S18 W13 N18 W4 N10 $ W15 $.

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	100	0	0	540.00	SF	5.20	5.20	100	2009	2009	3	89	2,499	

TOTAL OB/XF 2,499

LAND DESCRIPTION

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS