

LOT 43  
IN OR 1962/1303  
FLORA PARKE #4 PB 7/137

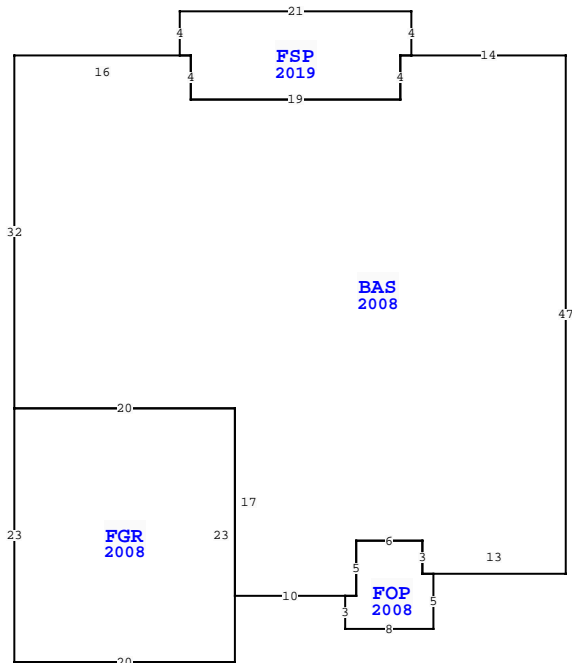
EASON PATRICIA L  
32443 FERN PARKE WAY  
FERNANDINA BEACH, FL 32034

**2025**

26-2N-28-0552-0043-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,978	100	2008
FGR	460	55	2008
FOP	56	30	2008
FSP	160	40	2019
TOTALS	2,654		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,312	109.6620	144.75	334,662	2008	2008	0	0	0	8.00	92.00
1 SNGL FAM - 100% - 2010 Heated Area: 1978 HX Base Yr 2010												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			307,889
TOTAL MARKET OB/XF VALUE			2,965
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			395,854
SOH/AGL Deduction			199,848
ASSESSED VALUE			196,006
TOTAL EXEMPTION VALUE	HX HB VX VP WX		182,478
BASE TAXABLE VALUE			13,528
TOTAL JUST VALUE			395,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21545	CO ISSUED	0	02/13/2009
M14068	MECH OTHER	0	08/01/2008
E21030	ELEC OTHER	2,000	07/01/2008
P13346	OTHER	0	07/01/2008
R11347	REPAIR/RRF	2,800	06/01/2008
B21545	NEW CONSTR	175,362	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/1303	12/18/2014	QC	U	I	11	100
GRANTOR: EASON LEWIS CHARLES &						
GRANTEE: EASON LEWIS CHARLES						
1630/0269	7/06/2009	WD	Q	I	01	208,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EASON LEWIS C & PAT						

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
1	0811	CONCRETE B	0	100	0	648.00	SF	5.20	5.20	100	2008	2008
32443 FERN PARKE WAY, FERNANDINA BEACH												
BLD DATE: 02/20/2009 RK LGL DATE: 04/23/2025 MLU												
XF DATE: AG DATE:												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2008] W14 FSP=[YR=2019] N4 W21 S4 E1 S4 E19 N4 E1 \$			
W1 S4 W19 N4 W16 S32 FGR=[YR=2008] S23 E20 N23 W20 \$E20 S17			
E10 FOP=[YR=2008] S3 E8 N5 W1 N3 W6 S5 W1 \$ E1 N5 E6 S3 E13			
N47 \$ .			

LAND DESCRIPTION													TOTAL OB/XF												
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								