

LOT 45  
IN OR 1435/599  
FLORA PARKE #4 PB 7/137

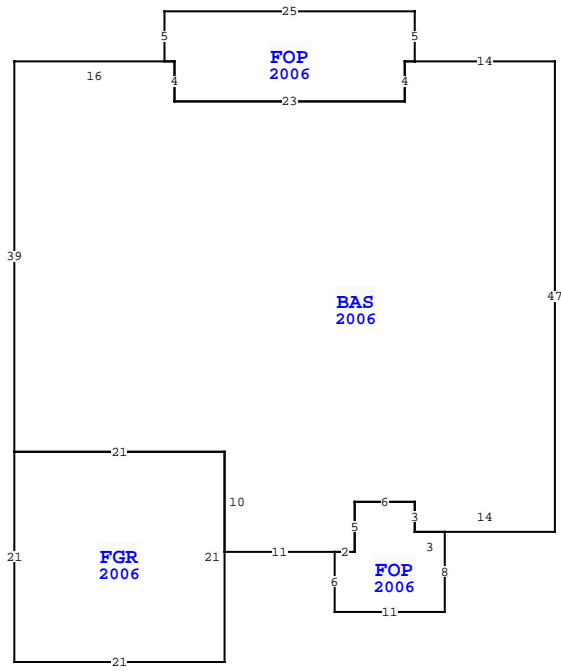
RICHARDSON TED R  
32435 FERN PARKE WAY  
FERNANDINA BEACH, FL 32034

**2025**

26-2N-28-0552-0045-0000

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		4	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	2,286	100	2006
FGR	441	55	2006
FOP	102	30	2006
FOP	217	30	2006
TOTALS	3,046		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SNGL FAM	- 100%	- 2007									Heated Area: 2286	
												HX Base Yr 2007	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			335,691
TOTAL MARKET OB/XF VALUE			5,575
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			426,266
SOH/AGL Deduction			215,618
ASSESSED VALUE			210,648
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			154,926
TOTAL JUST VALUE			426,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617077	CO ISSUED	0	01/01/2006
B0617077	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/0599	8/07/2006	WD Q	Q	I		290,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: RICHARDSON TED R &

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] N47 W14 FOP=[YR=2006] N5 W25 S5 E1 S4 E23 N4 E1\$W1 S4 W23 N4 W16 S39 FGR=[YR=2006] S21 E21 N21 W21\$E21 S10 E11 FOP=[YR=2006] S6 E11 N8 W3 N3 W6 S5 W2\$E2 N5 E6 S3 E14\$.	

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	29	3	SF	6.50	6.50	100	2006	2006	3	86	486	
3	0810	CONCRETE A	0	100	37	16	SF	6.50	6.50	100	2006	2006	3	86	3,309	
														TOTAL OB/XF 5,575		

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	% 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	85,000.00	85,000.00	85,000							