

LOT 47
IN OR 1580/1607
FLORA PARKE #4 PB 7/137

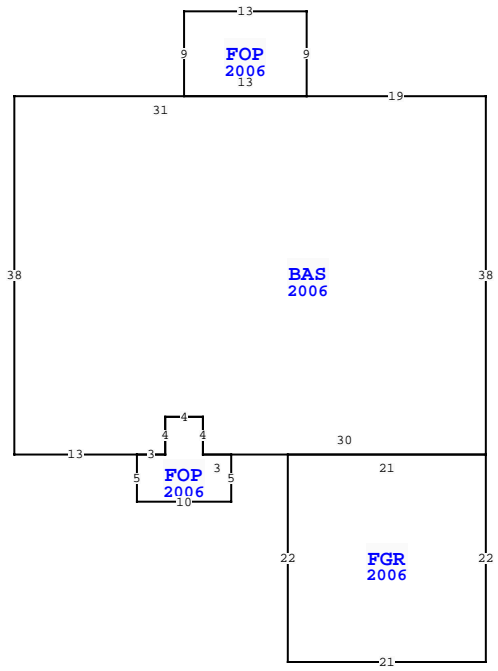
BOWMAN JEFFRY J/ALESSI ANNA MELINDA
32427 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0047-0000

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	1,884	100	2006
FGR	462	55	2006
FOP	66	30	2006
FOP	117	30	2006
TOTALS	2,529		

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%	- 2009		Heated Area: 1884					HX Base Yr 2009		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		291,462	
TOTAL MARKET OB/XF VALUE		22,755	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		399,217	
SOH/AGL Deduction		192,672	
ASSESSED VALUE		206,545	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		155,823	
TOTAL JUST VALUE		399,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,454	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22521	XFOB	7,700	05/01/2009
M12042	H/AC	0	09/01/2006
C18380	CO ISSUED	164,406	08/01/2006
B18380	NEW CONSTR	164,406	08/01/2006
E17879	NEW CONSTR	2,000	08/01/2006
P11462	NEW CONSTR	0	08/01/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1580/1607	8/08/2008	WD Q	I
GRANTOR: SEDA CONSTRUCTION COM		SALE PRICE	
GRANTEE: BOWMAN JEFFRY J & A		207,000	
1429/1471	7/21/2006	WD U	V 19
GRANTOR: FLORA PARKE DEVELOPME		60,000	
GRANTEE: SEDA CONSTRUCTION C			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2006] N22 BAS=[YR=2006] N38 W19 FOP=[YR=2006] N9 W13 S9 E13\$W31 S38 E13 FOP=[YR=2006] S5 E10 N5 W3 N4 W4 S4 W3\$E3N4E4S4 E30\$W21 S22 E21 \$.			

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006
2	0810	CONCRETE A	0	100	35	105.00	SF	6.50	6.50	100	2006	2006
3	0810	CONCRETE A	0	100	36	576.00	SF	6.50	6.50	100	2006	2006
4	0462	ST/AL FNC	0	100	0	1,868.00	SF	10.00	10.00	100	2008	2008
5	0911	SCRN RM A	0	100	0	351.00	SF	17.50	17.50	100	2009	2009
6	0855	CONC PAVER	0	100	0	680.00	SF	10.00	10.00	100	2009	2009
TOTALS												

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								