

LOT 48
IN OR 1484/855
FLORA PARKE #4 PB 7/137

MINOTTO RALPH E & LILLY M
32423 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

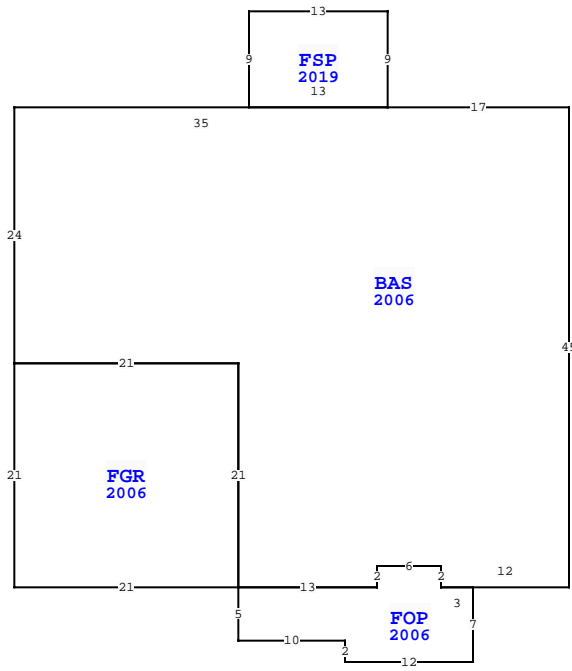
2025

26-2N-28-0552-0048-0000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
16	WD FR STUC 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
14	CARPET 70	Interior Floo			
11	CLAY TILE 30	Interior Floo			
03	CENTRAL 100	Air Condition			
04	AIR DUCTED 100	Heating Type			
	3 100	Bedrooms			
	2 100	Bathrooms			
02	WOOD FRAME 100	Frame			
1.	1. 100	Stories			
	0 100	Units			
00	NONE 100	Occupancy			
03	Quality Level 03	Quality			
0100	SINGLE FAMILY	DOR CODE			
		MKT AREA	04		
NEIGHBORHOOD/LOC		4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	2006	1,887	248,560
FGR	441	55	2006	243	32,008
FOP	146	30	2006	44	5,796
FSP	117	40	2019	47	6,191
TOTALS	2,591			2,221	292,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,221	109.6620	144.75	321,490	2006	2006	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2008 Heated Area: 1887 HX Base Yr 2008												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,556	
TOTAL MARKET OB/XF VALUE		5,286	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		382,842	
SOH/AGL Deduction		193,617	
ASSESSED VALUE		189,225	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		138,503	
TOTAL JUST VALUE		382,842	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0616985	CO ISSUED	0	01/01/2006
B0616985	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/0855	3/12/2007	WD Q	Q	I		252,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MINOTTO RALPH E & L

BUILDING NOTES	
BAS=[YR=2006] W17 FSP=[YR=2019] N9 W13 S9 E13\$ W35 S24 FGR=[YR=2006] S21 E21 N21 W21\$ E21 S21 FOP=[YR=2006] S5 E10 S2 E12 N7 W3 N2 W6 S2 W13\$ E13 N2 E6 S2 E12 N45\$.	

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	0811	CONCRETE B	0	100	0	694.00	SF	5.20	5.20	100	2006	2006	3	86	3,104	
3	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	

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							