

LOT 169
IN OR 1951/1843
FLORA PARKE UNIT #6A PB 8/72

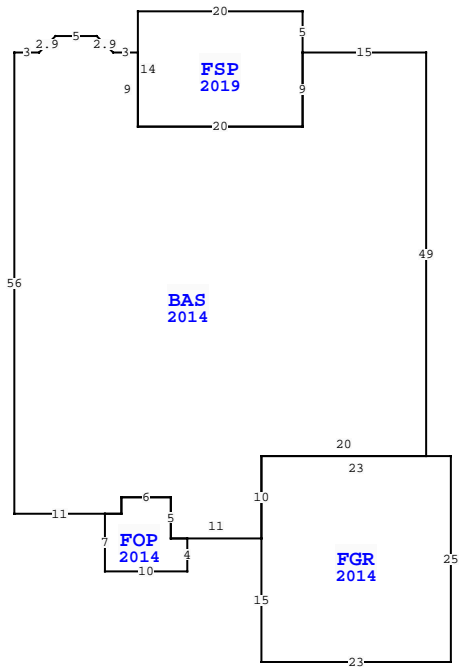
WILKES THOMAS & BARBARA
32265 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0554-0169-0000

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	11	CLAY TILE	70
Interior Floo	14	CARPET	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	2,515	100	2014
FGR	575	55	2014
FOP	76	30	2014
FSP	280	40	2019
TOTALS	3,446		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,966	108.1940	142.82	423,604	2014	2014	0	0	5.00	95.00
1 SNGL FAM - 100% - 2015 Heated Area: 2515 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			402,424
TOTAL MARKET OB/XF VALUE			3,519
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			490,943
SOH/AGL Deduction			206,712
ASSESSED VALUE			284,231
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			233,509
TOTAL JUST VALUE			490,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428724	CO ISSUED	0	10/31/2014
B1429207	SCRNLAN	3,420	08/01/2014
B1428724	NEW CONSTR	309,428	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1951/1843	11/19/2014	WD Q	Q	I	01	291,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WILKES THOMAS & BAR

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	0811	CONCRETE B	0	100	0	720.00	SF	5.20	5.20	100	2014	2014	3	94	3,519	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING DIMENSIONS																			
BAS=[YR=2014] W15 FSP=[YR=2019] N5 W20 S14 E20 N9 S9 W20 N9 W3 U2 L2 W5 D2 L2 W3 S56 E11 FOP=[YR=2014] S7 E10 N4 W2 N5 W6 S2 W2 S E2 N2 E6 S5 E11 FGR=[YR=2014] S15 E23 N25 W23 S10 S N10 E20 N49 S.																			

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							