LOT 173
FLORA PARKE UNIT 6B PBK 8/283

BORKOVEC JASON T & AMIE
32407 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0173-0000

BUILDING CHARACTERISTICS

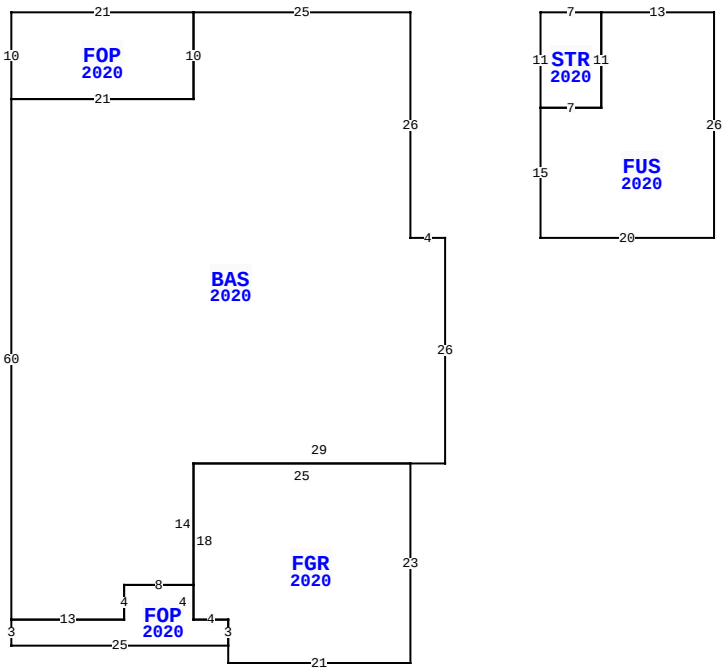
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2020	2,632	363,627
FGR	555	55	2020	305	42,137
FOP	107	30	2020	32	4,421
FOP	210	30	2020	63	8,703
FUS	443	100	2020	443	61,203
STR	77	10	2020	8	1,105
TOTALS	4,024			3,483	481,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,483	106.2600	140.26	488,526	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 3075 HX Base Yr 2021



32407 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,198
TOTAL MARKET OB/XF VALUE		42,033
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		608,231
SOH/AGL Deduction		191,047
ASSESSED VALUE		417,184
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,462
TOTAL JUST VALUE		608,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009879	POOL	57,695	08/01/2023
C1909451	NEW CONSTR	411,050	04/09/2020
B1909451	NEW CONSTR	411,050	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/1077	4/27/2020	WD	Q	I	01	364,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BORKOVEC JASON T &						
2325/0516	12/11/2019	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FOP=[YR=2020] W21 S10 E21 N10$ S10 W21 S60 FOP=[YR=2020] S3 E25 FGR=[YR=2020] S2 E21 N23 W25 S18 E4 S3$ N3 W4 N4 W8 S4 W13$ E13 N4 E8 N14 E29 N26 W4 N26$ PTR= E15 STR=[YR=2020] E7 FUS=[YR=2020] E13 S26 W20 N15 E7 N11$ S11 W7 N11$ W15$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2020	2020	3	98	268	
2	0810	CONCRETE A	0	100	0	0	552.00	SF	6.50	6.50	100	2020	2020	3	98	3,516	
3	0861	POOL GUNIT	0	100	0	0	376.00	SF	85.00	85.00	100	2024	2023		98	31,321	
4	0855	CONC PAVER	0	100	0	0	456.00	SF	10.00	10.00	100	2024	2023		100	4,560	
5	0476	VF 6 SBPL	0	100	0	0	56.00	LF	32.00	32.00	100	2024	2023		99	1,774	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 42,033

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS