LOT 174
FLORA PARKE UNIT 6B PBK 8/283

SPRAGINS BRANDON A
32403 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0174-0000

BUILDING CHARACTERISTICS

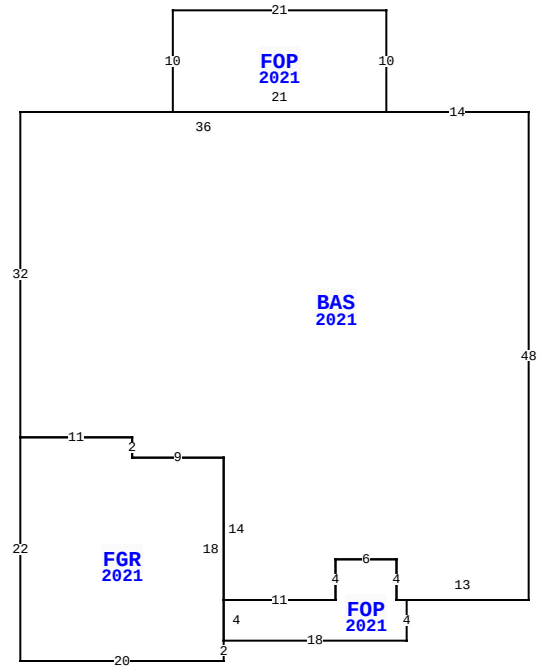
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2021	2,074	293,226
FGR	422	55	2021	232	32,801
FOP	96	30	2021	29	4,100
FOP	210	30	2021	63	8,907
TOTALS	2,802			2,398	339,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,398	108.1920	142.81	342,458	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2074 HX Base Yr



32403 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,033
TOTAL MARKET OB/XF VALUE		62,583
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		486,616
SOH/AGL Deduction		22,260
ASSESSED VALUE		464,356
TOTAL EXEMPTION VALUE	13	464,356
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		486,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113003	SWIM POOL	50,000	09/24/2021
C2010337	CO ISSUED	0	03/11/2021
B2010337	NEW CONSTR	292,246	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1194	3/26/2021	WD	Q	I	01	345,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SPRAGINS BRANDON A						
2430/0251	1/27/2021	WD	U	V	30	76,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] N10 W21 S10 E21$ W36 S32
FGR=[YR=2021] S22 E20 N2 FOP=[YR=2021] E18 N4 W1 N4 W6 S4
W11 S4$ N18 W9 N2 W11$ E11 S2 E9 S14 E11 N4 E6 S4 E13 N48$.

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	21	3	63.00	SF	6.50	6.50	100	2021	2021	3	99	405	
2	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	2021	2021	3	99	2,801	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	96	5,161	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
5	0861	POOL GUNIT	0	100	0	0	493.00	SF	85.00	85.00	100	2022	2022	3	95	39,810	
6	0855	CONC PAVER	0	100	0	0	1,397.00	SF	10.00	10.00	100	2022	2022	3	99	13,830	

LAND DESCRIPTION

TOTAL OB/XF 62,583

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 12/13/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS