LOT 175
FLORA PARKE UNIT 6B PBK 8/283

CASTOR MADISON REECE & FORREST JOSEPH
32224 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0175-0000

BUILDING CHARACTERISTICS

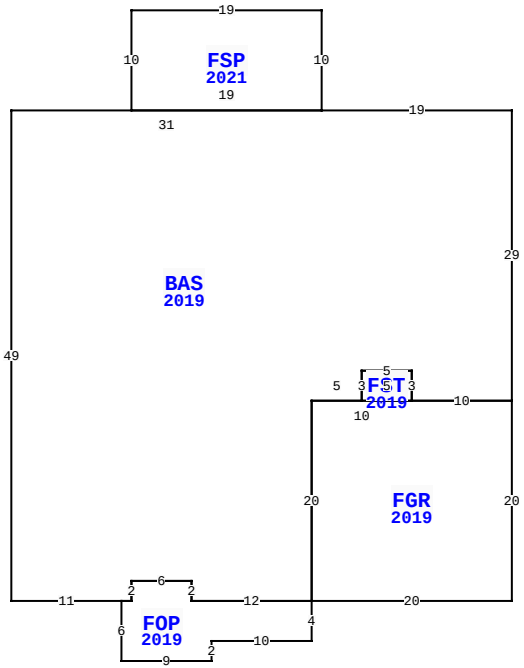
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,023	100	2019	2,023	287,746
FGR	400	55	2019	220	31,292
FOP	106	30	2019	32	4,551
FSP	190	40	2021	76	10,810
FST	15	55	2019	8	1,138
TOTALS	2,734			2,359	335,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	109.9560	145.14	342,385	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2024 Heated Area: 2023 HX Base Yr



32224 GOLDENROD PARKE CT, 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		335,537
TOTAL MARKET OB/XF VALUE		11,867
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		432,404
SOH/AGL Deduction		14,271
ASSESSED VALUE		418,133
TOTAL EXEMPTION VALUE	13	418,133
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		432,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013071	CO ISSUED	0	12/31/2019
B1906340	NEW CONSTR	274,978	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1360	11/15/2023	WD	Q	I	01	485,000
GRANTOR: RAKICHEVICH NENAD						
GRANTEE: CASTER MADISON REEC						
2566/1466	6/01/2022	WD	Q	I	01	510,000
GRANTOR: ESTRADA OSWALDO J & G						
GRANTEE: RAKICHEVICH NENAD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FSP=[YR=2021] N10 W19 S10 E19$ W31 S49 E11 FOP=[YR=2019] S6 E9 N2 E10 N4 W12 N2 W6 S2 W1$ E1 N2 E6 S2 E12 FGR=[YR=2019] E20 N20 W10 FST=[YR=2019] N3 W5 S3 E5$ W10 S20$ N20 E5 N3 E5 S3 E10 N29$.

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	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20	5.20	100	2019	2019	3	97	3,319	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2019	2019	3	97	378	
3	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2020	2020	3	95	7,600	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 11,867

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 02/23/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS