LOT 176
FLORA PARKE UNIT 6B PBK 8/283

AUDET JOSHUA LEON & BREANN LYNN
32228 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0176-0000

BUILDING CHARACTERISTICS

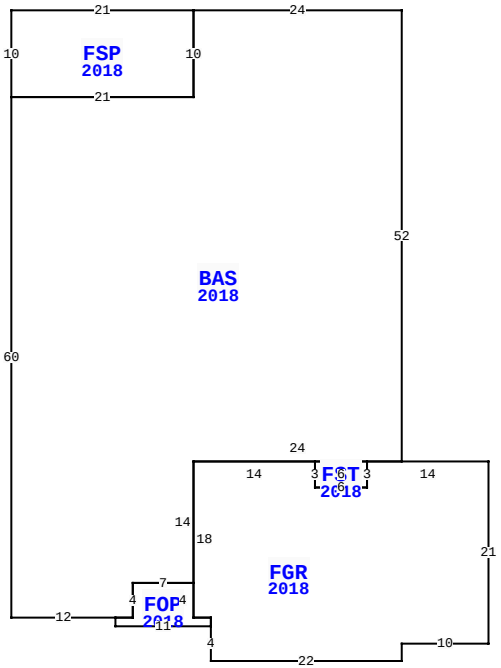
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,480	100	2018	2,480	345,636
FGR	734	55	2018	404	56,306
FOP	39	30	2018	12	1,672
FSP	210	40	2018	84	11,707
FST	18	55	2018	10	1,394
TOTALS	3,481			2,990	416,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,990	108.8520	143.68	429,603	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2480 HX Base Yr 2019



32228 GOLDENROD PARKE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		416,715
TOTAL MARKET OB/XF VALUE		16,144
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		517,859
SOH/AGL Deduction		181,337
ASSESSED VALUE		336,522
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,800
TOTAL JUST VALUE		517,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802273	CO ISSUED	0	08/06/2018
B1802273	NEW CONSTR	330,313	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/1171	3/07/2025	WD	Q	I	01	550,000
GRANTOR: BALESTRA JARROD H & M						
GRANTEE: AUDET JOSHUA LEON &						
2218/0855	8/14/2018	WD	Q	I	02	323,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BALESTRA JARROD H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S10 W21 S60 E12 E2 N4 E7 N14 E24 N52 $
FGR=[YR=2018;ORIG=-22,71] S4 E22 N2 E10 N21 W14 S3 W6 N3 W14 S18 E2 S1 $
FSP=[YR=2018;ORIG=-24,0] W21 S10 E21 N10 $
FOP=[YR=2018;ORIG=-33,70] S1 E11 N1 W2 N4 W7 S4 W2 $
FST=[YR=2018;ORIG=-4,52] W6 S3 E6 N3 $
.

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	980.00	SF	5.20	5.20	100	2018	2018	3	97	4,943	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	
3	0476	VF 6 SBPL	0	100	0	0	354.00	LF	32.00	32.00	100	2018	2018	3	92	10,422	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 16,144

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS