LOT 186
FLORA PARKE UNIT 6B PBK 8/283

HYNES GERALDINE S L/E/
32383 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0186-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

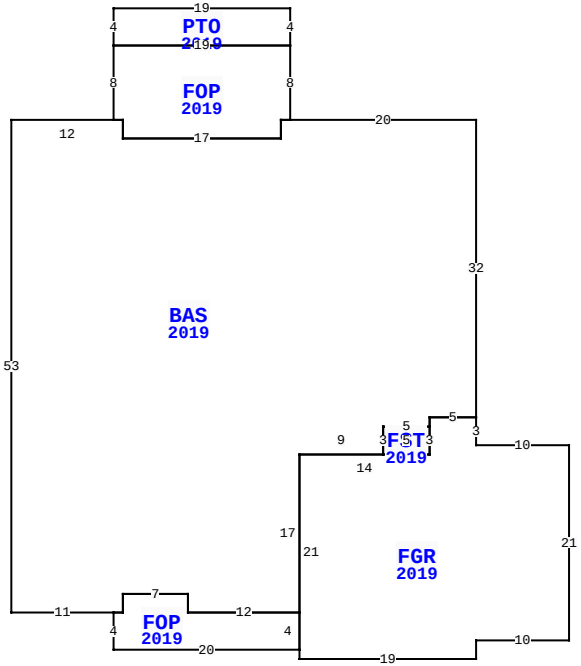
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2019	2,244	316,300
FGR	648	55	2019	356	50,179
FOP	94	30	2019	28	3,946
FOP	186	30	2019	56	7,893
FST	15	55	2019	8	1,128
PTO	76	5	2019	4	564
TOTALS	3,263			2,696	380,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	108.9600	143.83	387,766	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 2244 HX Base Yr 2022



32383 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		380,011
TOTAL MARKET OB/XF VALUE		3,938
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		468,949
SOH/AGL Deduction		158,857
ASSESSED VALUE		310,092
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		254,370
TOTAL JUST VALUE		468,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903889	CO ISSUED	0	08/13/2019
19003889	NEW CONSTR	313,914	04/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/1966	4/09/2025	LE	U	I	11	100
GRANTOR: HYNES GERALDINE S						
GRANTEE: IACOVELLI JANET						
2448/1481	3/31/2021	WD	Q	I	01	382,000
GRANTOR: PRZYBYSZ WALT J & SYB						
GRANTEE: HYNES GERALDINE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N8 PTO=[YR=2019] N4 W19 S4 E19$ W19 S8 E1 S2 E17 N2 E1$ W1 S2 W17 N2 W12 S53 E11 FOP=[YR=2019] S4 E20 FGR=[YR=2019] S1 E19 N2 E10 N21 W10 N3 W5 S1 FST=[YR=2019] W5 S3 E5 N3$ S3 W14 S21$ N4 W12 N2 W7 S2 W1 $ E1 N2 E7 S2 E12 N17 E9 N3 E5 N1 E5 N32$.

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	2019	2019	3	97	397	
2	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2019	2019	3	97	3,541	

LAND DESCRIPTION

TOTAL OB/XF 3,938

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 08/07/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS