LOT 188
IN OR 2227/567
FLORA PARKE UNIT 6B PBK 8/283

NORMAN DONALD JR
32375 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0188-0000

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 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

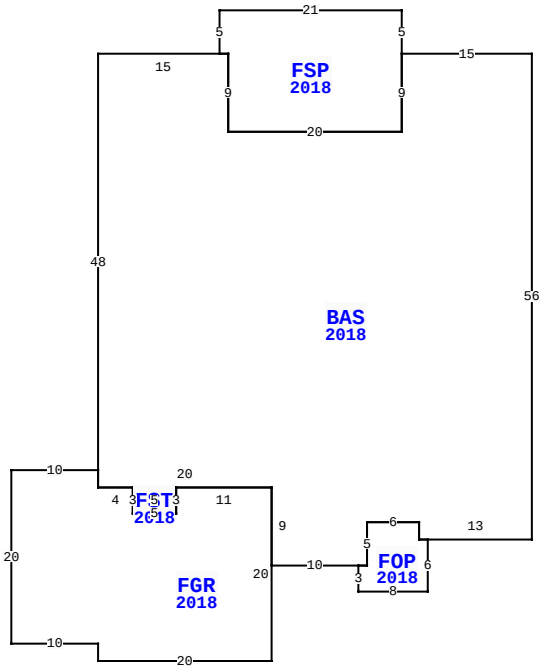
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2018	2,521	350,114
FGR	585	55	2018	322	44,719
FOP	57	30	2018	17	2,360
FSP	285	40	2018	114	15,832
FST	15	55	2018	8	1,112
TOTALS	3,463			2,982	414,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,982	107.9120	142.44	424,756	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2521 HX Base Yr 2019



32375 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		414,137
TOTAL MARKET OB/XF VALUE		4,024
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		503,161
SOH/AGL Deduction		177,527
ASSESSED VALUE		325,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,912
TOTAL JUST VALUE		503,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804283	CO ISSUED	0	09/26/2018
B1804283	NEW CONSTR	335,517	04/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0567	9/28/2018	WD	Q	I	01	339,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NORMAN DONALD JR						
2197/0006	5/03/2018	WD	U	V	30	74,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W15 S9 W20 N9 W15 S48 S2 E20 S9 E10 E1 N5 E6 S2 E13 N56 $
FGR=[YR=2018;ORIG=-50,48] W10 S20 E10 S2 E20 N20 W11 S3 W5 N3 W4 N2 $
FSP=[YR=2018;ORIG=-15,0] N5 W21 S5 E1 S9 E20 N9 $
FOP=[YR=2018;ORIG=-20,59] S3 E8 N6 W1 N2 W6 S5 W1 $
FST=[YR=2018;ORIG=-41,50] W5 S3 E5 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	704.00	SF	5.20	5.20	100	2018	2018	3	97	3,551	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2018	2018	3	97	473	

LAND DESCRIPTION

TOTAL OB/XF 4,024

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	000134	C	RES POND	100			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