

LOT 189
IN OR 2239/1171
FLORA PARKE UNIT 6B PBK 8/283

PARKER JAMES W & MOLLY S
32371 FERN PARK WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0189-0000



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		2 100
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	2,610	100	2018	2,610	346,792
FGR	527	55	2018	290	38,532
FOP	37	30	2018	11	1,462
FSP	315	40	2018	126	16,741
FST	15	55	2018	8	1,063
TOTALS	3,504			3,045	404,591

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL ADJ VALUE

0900013,045103.7760136.98417,10420182018003.0097.00

1 SNGL FAM - 100% - 2019Heated Area: 2610HX Base Yr 2019

Diagram showing lot layout with dimensions and area calculations. Labels include FSP 2018, BAS 2018, FST 2018, FGR 2018, and FOP 2018.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/23/2025MLU

TOTAL OB/XF											
3,088											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										404,591	
TOTAL MARKET OB/XF VALUE										3,088	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										492,679	
SOH/AGL Deduction										348,901	
ASSESSED VALUE										143,778	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										93,056	
TOTAL JUST VALUE										492,679	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										463,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805547	CO ISSUED	0	11/15/2018
B1805547	NEW CONSTR	344,297	06/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2239/1171	11/27/2018	WD	Q	I	02	379,300	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:PARKER JAMES W & MO							
2204/1277	6/15/2018	WD	U	V	30	74,000	
GRANTOR:FLORA PARKE DEVELOPME							
GRANTEE:SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2018] W24 FSP=[YR=2018] N5 W21 S15 E21 N10\$ S10 W21 S60 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E1 S5 E22 N23 W4 FST=[YR=2018] W5 S3 E5 N3 \$ S3 W5 N3 W15 S18 E1\$ W1 N4 W7 S4 W1\$ E1 N4 E7 N14 E29 N26 W5 N26\$.