

LOT 190
IN OR 2218/1161
FLORA PARKE UNIT 6B PBK 8/283

ALLEN JAMES D III & LOURDES R
32367 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0190-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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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	372,008
FGR	527	55	2018	290	41,335
FOP	39	30	2018	12	1,710
FOP	210	30	2018	63	8,979
FST	15	55	2018	8	1,141
FUS	443	100	2018	443	63,141
STR	77	10	2018	8	1,141

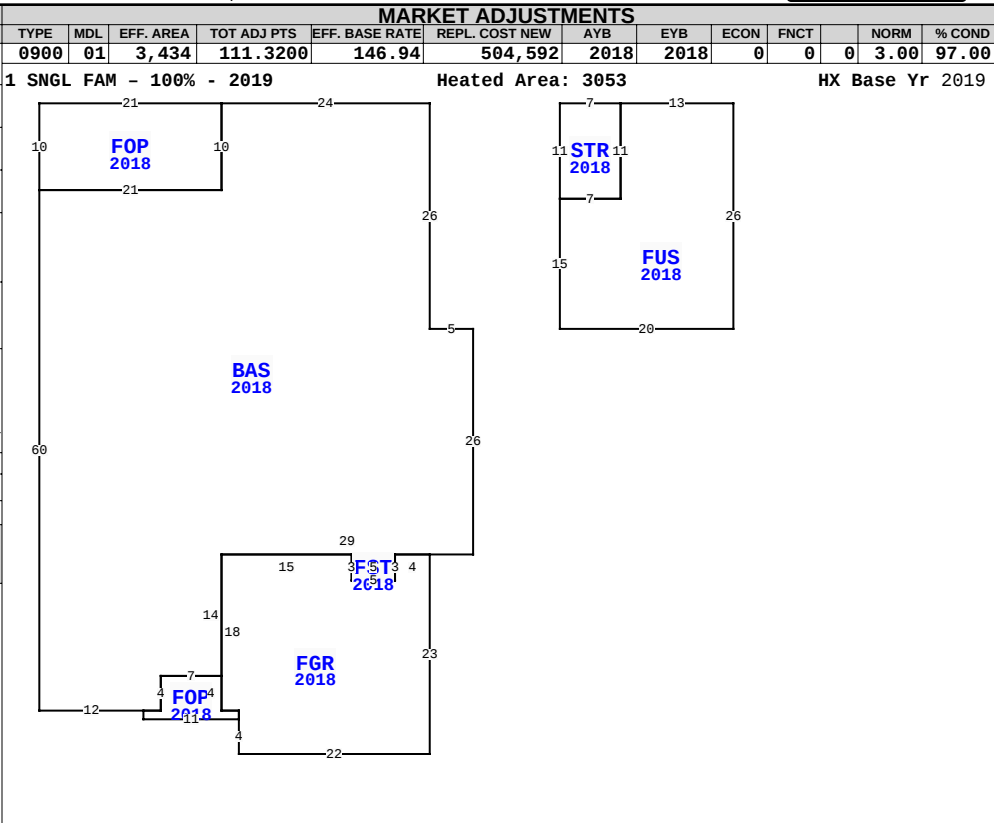
TOTALS 3,921 3,434 489,454

EXTRA FEATURES

L N	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	564.00	SF	5.20	5.20	100	2018	2018	3	97	2,845	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
3	0462	ST/AL FNC	0	100	186	0	744.00	SF	10.00	10.00	100	2018	2018	3	84	6,250	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	92	828	
5	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2019	2019	3	87	28,841	
6	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	100	2019	2019	3	97	5,665	
7	0855	CONC PAVER	0	100	0	0	394.00	SF	10.00	10.00	100	2019	2019	3	97	3,822	
8	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	

LAND DESCRIPTION			TOTAL OB/XF 53,035														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 12/26/2019 BY KW



32367 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/23/2025 MLU

L N	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	564.00	SF	5.20	5.20	100	2018	2018	3	97	2,845	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	
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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 12/26/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		489,454		
TOTAL MARKET OB/XF VALUE		53,035		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		627,489		
SOH/AGL Deduction		206,100		
ASSESSED VALUE		421,389		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		370,667		
TOTAL JUST VALUE		627,489		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		595,412		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905531	SWIM POOL	45,000	07/01/2019
C1803174	CO ISSUED	0	08/15/2018
B1803174	NEW CONSTR	393,289	03/28/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2218/1161	8/16/2018	WD	Q	I	01	369,600	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:ALLEN JAMES D III &							
2186/1617	3/16/2018	WD	U	V	30	60,000	
GRANTOR:FLORA PARKE DEVELOPME							
GRANTEE:SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2018] S1 E11 FGR=[YR=2018] S4 E22 N23 W4 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W15 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E29 N26 W5 N26\$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E13 S26 W20 N15 E7 N11 \$ S11 W7 N11\$ W15\$.

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