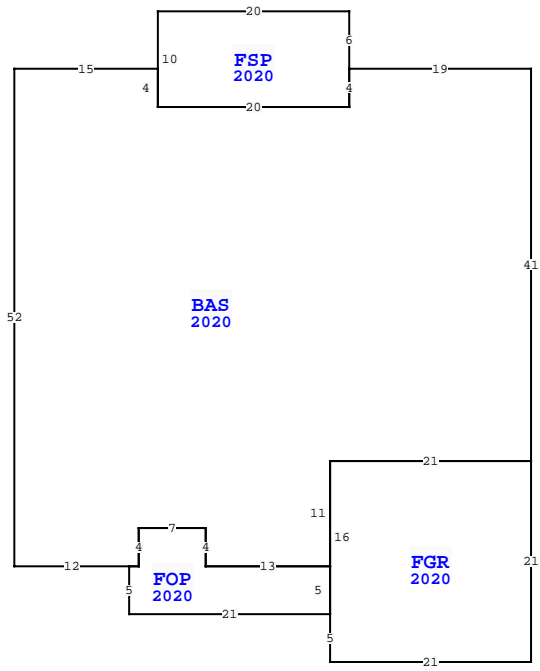


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	70		
Interior Floo	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	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	2,469	100	2020	2,469	360,879
FGR	441	55	2020	243	35,518
FOP	133	30	2020	40	5,847
FSP	200	40	2020	80	11,693
TOTALS	3,243			2,832	413,936

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,832	112.4160	148.39	420,240	2020	2020	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2021 Heated Area: 2469 HX Base Yr 2021												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,936
TOTAL MARKET OB/XF VALUE		4,682
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		503,618
SOH/AGL Deduction		192,485
ASSESSED VALUE		311,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,411
TOTAL JUST VALUE		503,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912099	CO ISSUED	0	04/13/2020
B1912099	NEW CONSTR	330,688	11/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1028	11/06/2024	QC	U	I	11	100
GRANTOR: FIORE KATHLEEN						
GRANTEE: RICCIO JACQUELINE						
2602/1968	10/14/2022	QC	U	I	11	100
GRANTOR: FIORE KATHLEEN						
GRANTEE: FIORE KATHLEEN L/E						

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	0810	CONCRETE A	0	100	21	3	SF	6.50	6.50	100	2020	2020	3	98	401	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2020	2020	3	98	4,281	

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

BUILDING NOTES	
32075 PRIMROSE PARKE WAY, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2020] W19 FSP=[YR=2020] N6 W20 S10 E20 N4\$ S4 W20 N4 W15 S52 E12 FOP=[YR=2020] S5 E21 FGR=[YR=2020] S5 E21 N21 W21 S16\$ N5 W13 N4 W7 S4 W1\$ E1 N4 E7 S4 E13 N11 E21 N41\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								