LOT 194
FLORA PARKE UNIT 6B PBK 8/283

GHEGAN EDWIN D & THERESA C
32063 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0194-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

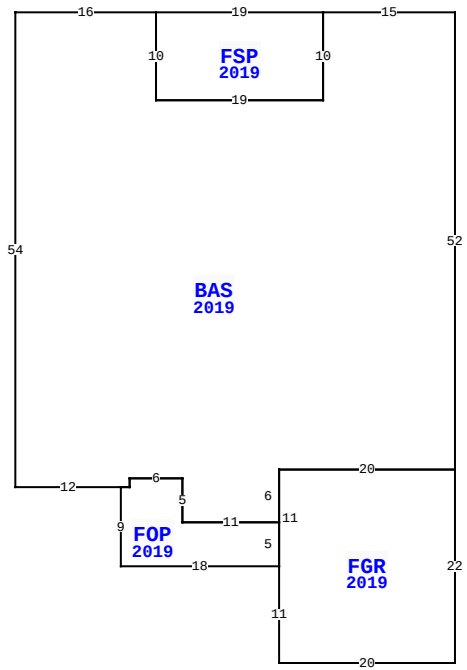
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2019	2,508	372,068
FGR	440	55	2019	242	35,901
FOP	124	30	2019	37	5,489
FSP	190	40	2019	76	11,275
TOTALS	3,262			2,863	424,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,863	114.6800	151.38	433,401	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2508 HX Base Yr 2020



32063 PRIMROSE 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		424,733
TOTAL MARKET OB/XF VALUE		3,314
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		513,047
SOH/AGL Deduction		304,437
ASSESSED VALUE		208,610
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		107,888
TOTAL JUST VALUE		513,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900763	CO ISSUED	0	06/17/2019
B1900763	NEW CONSTR	330,530	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/0660	6/25/2019	WD	Q	I	01	333,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GHEGAN EDWIN D & TH						
2262/1795	3/20/2019	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FSP=[YR=2019] W19 S10 E19 N10$ S10 W19 N10 W16 S54 E12 FOP=[YR=2019] S9 E18 FGR=[YR=2019] S11 E20 N22 W20 S11$ N5 W11 N5 W6 S1 W1$ E1 N1 E6 S5 E11 N6 E20 N52$.

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	28	3	84.00	SF	6.50	6.50	100	2019	2019	3	97	530	
2	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2019	2019	3	97	2,784	

LAND DESCRIPTION

TOTAL OB/XF 3,314

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