LOT 198
FLORA PARKE UNIT 6B PBK 8/283

BEININGEN TREVOR J/DICKENS PRISCILLA N
32060 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0198-0000

BUILDING CHARACTERISTICS

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

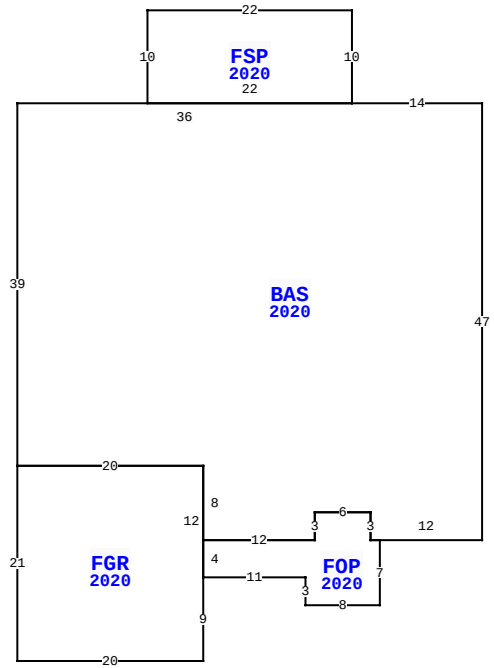
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2020	2,172	325,320
FGR	420	55	2020	231	34,599
FOP	118	30	2020	35	5,242
FSP	220	40	2020	88	13,180
TOTALS	2,930			2,526	378,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	115.2000	152.06	384,104	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2172 HX Base Yr 2021



32060 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		378,342
TOTAL MARKET OB/XF VALUE		7,434
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		470,776
SOH/AGL Deduction		147,045
ASSESSED VALUE		323,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,009
TOTAL JUST VALUE		470,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907038	CO ISSUED	0	01/27/2020
B1907038	NEW CONSTR	294,418	08/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/1193	2/19/2020	WD	Q	I	01	329,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BEININGEN TREVOR J						
2303/1962	9/10/2019	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W22 S10 E22$ W36 S39
FGR=[YR=2020] S21 E20 N9 FOP=[YR=2020] E11 S3 E8 N7 W1 N3
W6 S3 W12 S4$ N12 W20$ E20 S8 E12 N3 E6 S3 E12 N47$.

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	23	3	69.00	SF	6.50	6.50	100	2020	2020	3	98	440	
2	0810	CONCRETE A	0	100	0	0	576.00	SF	6.50	6.50	100	2020	2020	3	98	3,669	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2020	2020	3	95	3,040	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 7,434

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 01/06/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS