LOT 203
FLORA PARKE UNIT 6B PBK 8/283

ANDERSON GLEN A
32355 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0203-0000

BUILDING CHARACTERISTICS

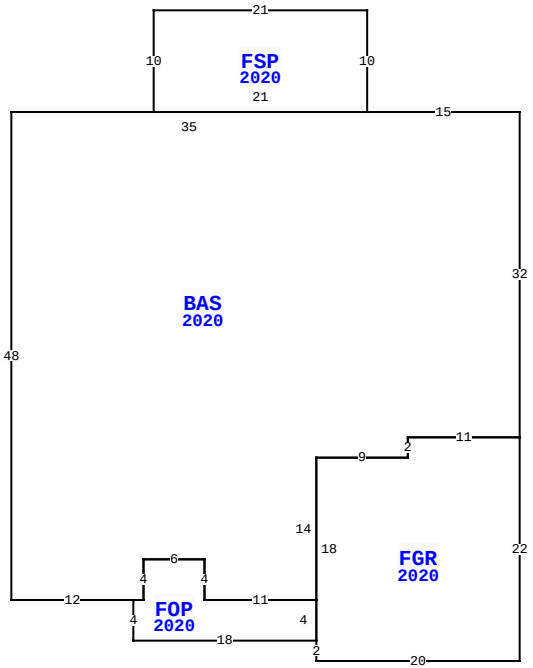
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,074	100	2020	2,074	303,390
FGR	422	55	2020	232	33,937
FOP	96	30	2020	29	4,242
FSP	210	40	2020	84	12,288
TOTALS	2,802			2,419	353,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,419	112.5040	148.51	359,246	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2074 HX Base Yr 2021



32355 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		353,857
TOTAL MARKET OB/XF VALUE		6,999
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		445,856
SOH/AGL Deduction		139,766
ASSESSED VALUE		306,090
TOTAL EXEMPTION VALUE	HX HB VX WR	60,722
BASE TAXABLE VALUE		245,368
TOTAL JUST VALUE		445,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910149	CO ISSUED	0	04/14/2020
B1910149	NEW CONSTR	281,534	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/1320	6/18/2020	WD	Q	I	02	304,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANDERSON GLEN A & A						
2312/1581	10/15/2019	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2020] N10 W21 S10 E21$ W35 S48 E12 FOP=[YR=2020] S4 E18 FGR=[YR=2020] S2 E20 N22 W11 S2 W9 S18$ N4 W11 N4 W6 S4 W1$ E1 N4 E6 S4 E11 N14 E9 N2 E11 N32$.

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	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	98	382	
2	0810	CONCRETE A	0	100	0	0	536.00	SF	6.50	6.50	100	2020	2020	3	98	3,414	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2020	2020	3	95	2,918	
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 6,999

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