LOT 204
FLORA PARKE UNIT 6B PBK 8/283

STONE LAURA S L/E/
32351 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0204-0000

NASSAU COUNTY PROPERTY

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 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

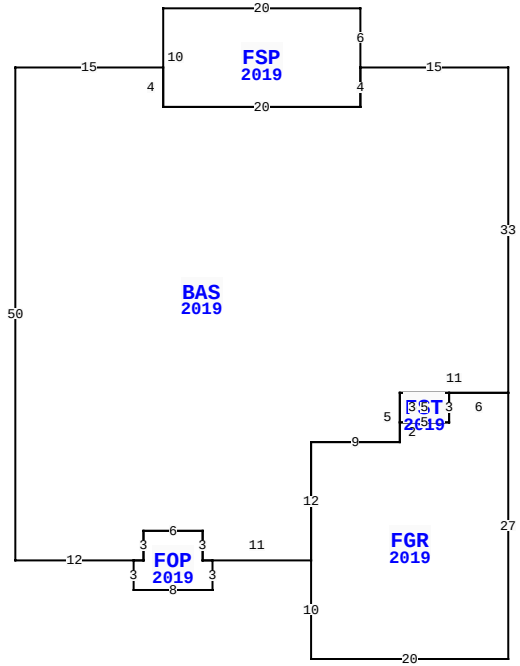
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2019	2,107	300,375
FGR	480	55	2019	264	37,636
FOP	42	30	2019	13	1,853
FSP	200	40	2019	80	11,405
FST	15	55	2019	8	1,141
TOTALS	2,844			2,472	352,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,472	110.2080	145.47	359,602	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2107 HX Base Yr 2020



32351 FERN PARKE WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,410
TOTAL MARKET OB/XF VALUE		3,208
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,618
SOH/AGL Deduction		155,010
ASSESSED VALUE		285,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,886
TOTAL JUST VALUE		440,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900741	CO ISSUED	0	06/11/2019
B1900741	NEW CONSTR	285,127	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/819	4/21/2021	WD	U	I	11	100
GRANTOR: STONE LAURA S						
GRANTEE: STONE LAURA S FAMIL						
2284/1342	6/24/2019	WD	Q	I	01	300,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STONE LAURA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FSP=[YR=2019] N6 W20 S10 E20 N4$ S4 W20 N4 W15 S50 E12 FOP=[YR=2019] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11 FGR=[YR=2019] S10 E20 N27 W6 FST=[YR=2019] W5 S3 E5 N3$ S3 W5 S2 W9 S12$ N12 E9 N5 E11 N33$.

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	24	3	72.00	SF	6.50	6.50	100	2019	2019	3	97	454	
2	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	2019	2019	3	97	2,754	

LAND DESCRIPTION

TOTAL OB/XF 3,208

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