LOT 205
IN OR 2231/1976
FLORA PARKE UNIT 6B PBK 8/283

SOTOMAYOR EDWARD/CARTAGENA IVETTE
32347 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0205-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

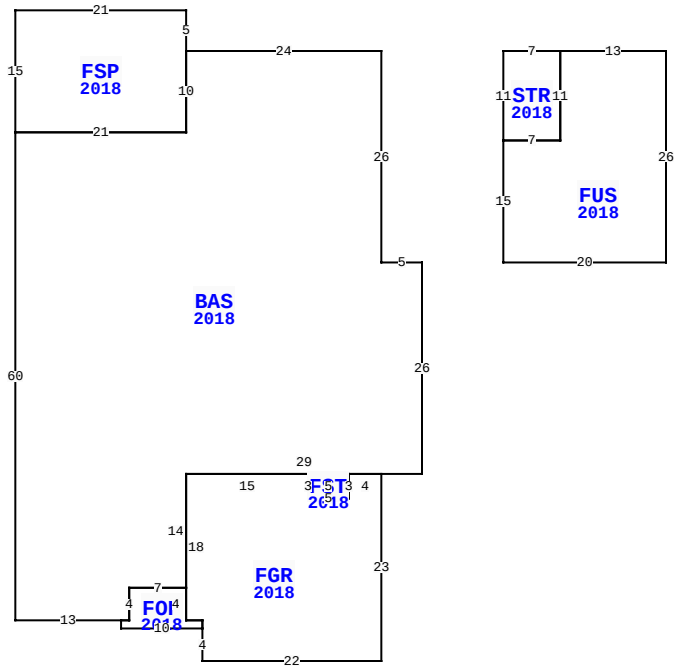
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,610	100	2018	2,610	375,097
FGR	527	55	2018	290	41,677
FOP	38	30	2018	11	1,581
FSP	315	40	2018	126	18,108
FST	15	55	2018	8	1,149
FUS	443	100	2018	443	63,666
STR	77	10	2018	8	1,149
TOTALS	4,025			3,496	502,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,496	112.2400	148.16	517,967	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 3053 HX Base Yr



32347 FERN 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		502,428
TOTAL MARKET OB/XF VALUE		5,195
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		592,623
SOH/AGL Deduction		38,633
ASSESSED VALUE		553,990
TOTAL EXEMPTION VALUE	13	553,990
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		592,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006501	R/R RES	35,670	06/16/2025
B1803654	CO ISSUED	0	10/09/2018
B1803654	NEW CONSTR	395,512	04/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/1976	10/19/2018	WD	Q	I	01	396,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SOTOMAYOR EDWARD &						
2191/0375	4/09/2018	WD	U	V	30	65,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S10 W21 S60 E13 E1 N4 E7 N14 E29 N26 W5 N26 $
FGR=[YR=2018;ORIG=-22,71] S4 E22 N23 W4 S3 W5 N3 W15 S18 E2 S1 $
FUS=[YR=2018;ORIG=22,0] E13 S26 W20 N15 E7 N11 $
FSP=[YR=2018;ORIG=-24,0] N5 W21 S15 E21 N10 $
STR=[YR=2018;ORIG=15,0] E7 S11 W7 N11 $
FOP=[YR=2018;ORIG=-32,70] S1 E10 N1 W2 N4 W7 S4 W1 $
FST=[YR=2018;ORIG=-4,52] W5 S3 E5 N3 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0811	CONCRETE B	0	100	0	0	836.00	SF	5.20	5.20	100	2018	2018	3	97	4,217	
2	0855	CONC PAVER	0	100	0	0	144.00	SF	7.00	7.00	100	2018	2018	3	97	978	

LAND DESCRIPTION

TOTAL OB/XF 5,195

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS