LOT 207
FLORA PARKE UNIT 6B PBK 8/283

UDREA CHRISTINA/GRECU DANIEL O
32339 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0207-0000

BUILDING CHARACTERISTICS

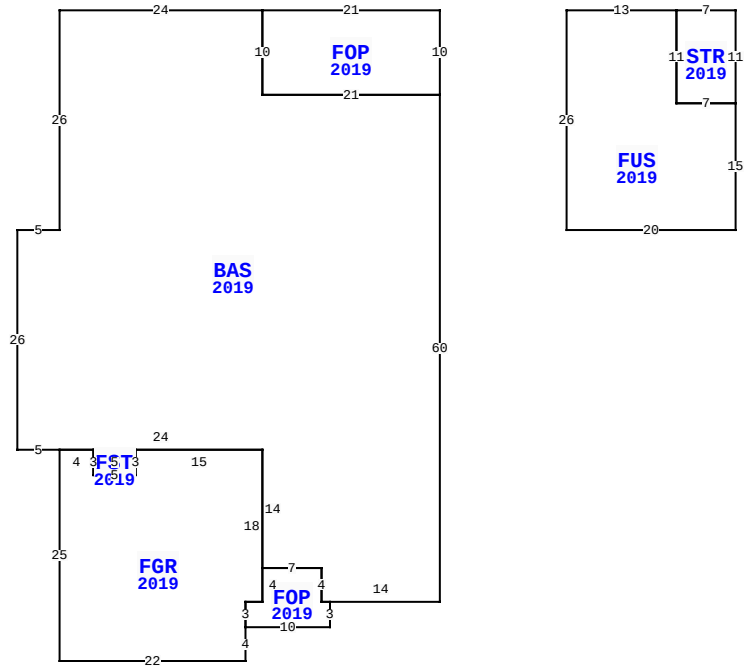
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2019	2,610	354,764
FGR	571	55	2019	314	42,681
FOP	58	30	2019	17	2,311
FOP	210	30	2019	63	8,563
FST	15	55	2019	8	1,087
FUS	443	100	2019	443	60,215
STR	77	10	2019	8	1,087
TOTALS	3,984			3,463	470,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,463	105.6160	139.41	482,777	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 3053 HX Base Yr



32339 FERN PARKE WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	470,708
TOTAL MARKET OB/XF VALUE	2,726
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	558,434
SOH/AGL Deduction	50,828
ASSESSED VALUE	507,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,606
TOTAL JUST VALUE	558,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	525,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900256	CO ISSUED	0	05/31/2019
B1900256	NEW CONSTR	402,997	01/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2291/1720	7/19/2019	WD	Q	I	01	393,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: UDREA CHRISTINA & D						
2248/1526	1/10/2019	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W21 BAS=[YR=2019] W24 S26 W5 S26 E5
FGR=[YR=2019] S25 E22 N4 FOP=[YR=2019] E10 N3 W1 N4 W7 S4
W2 S3$ N3 E2 N18 W15 FST=[YR=2019] W5 S3 E5 N3$ S3 W5 N3 W4$
E24 S14 E7 S4 E14 N60 W21 N10$ S10 E21 N10$ PTR= E15
FUS=[YR=2019] E13 STR=[YR=2019] E7 S11 W7 N11$ S11 E7 S15
W20 N26 $ 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	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2019	2019	3	97	265	
2	0811	CONCRETE B	0	0	0	0	488.00	SF	5.20	5.20	100	2019	2019	3	97	2,461	

LAND DESCRIPTION

TOTAL OB/XF 2,726

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	0		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