LOT 211
FLORA PARKE UNIT 6B PBK 8/283

BRIGGS LUKE B & MARY A FARRELL
32352 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0211-0000

BUILDING CHARACTERISTICS

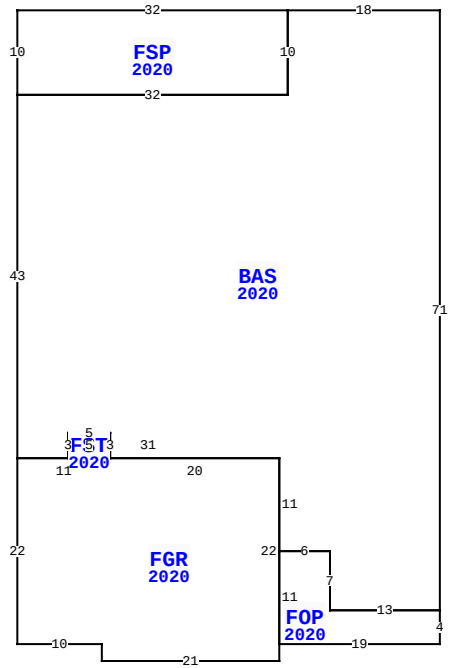
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,630	100	2020	2,630	367,443
FGR	724	55	2020	398	55,605
FOP	118	30	2020	35	4,890
FSP	320	40	2020	128	17,884
FST	15	55	2020	8	1,118
TOTALS	3,807			3,199	446,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,199	107.4560	141.84	453,746	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2630 HX Base Yr 2023



32352 FERN PARKE WAY, FERNANDINA BEACH

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

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	10	3	30.00	SF	6.50	6.50	100	2020	2020	3	98	191	
2	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20	5.20	100	2020	2020	3	98	3,883	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2020	2020	3	95	5,107	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0911	SCRN RM A	0	100	0	0	1,064.00	SF	17.50	17.50	100	2022	2022	3	93	17,317	
6	0861	POOL GUNIT	0	100	0	0	434.00	SF	85.00	85.00	100	2022	2022	3	95	35,046	
7	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2022	2022	3	99	6,237	
8	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	100	2022	2022	3	99	3,188	
9	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	99	2,376	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,940
TOTAL MARKET OB/XF VALUE		73,630
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		605,570
SOH/AGL Deduction		24,486
ASSESSED VALUE		581,084
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		525,362
TOTAL JUST VALUE		605,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008447	SCRN ENCL	20,340	06/01/2022
22007319	SWIM POOL	79,000	05/11/2022
C1910484	CO ISSUED	0	01/30/2020
B1910484	NEW CONSTR	368,441	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0996	3/30/2022	WD	Q	I	01	515,000
GRANTOR: BUTLER EDDIE L & JANI						
GRANTEE: BRIGGS LUKE B & MAR						
2340/1839	2/20/2020	WD	Q	I	01	335,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BUTLER EDDIE L & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FSP=[YR=2020] W32 S10 E32 N10$ S10 W32 S43 FGR=[YR=2020] S22 E10 S2 E21 N2 FOP=[YR=2020] E19 N4 W13 N7 W6 S11$ N22 W20 FST=[YR=2020] N3 W5 S3 E5$ W11$ E31 S11 E6 S7 E13 N71$.

LAND DESCRIPTION

TOTAL OB/XF 73,630

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 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS