LOT 212
FLORA PARKE UNIT 6B PBK 8/283

MATYJASIK MICHAEL FRANCIS & ANGELA MARIE
32356 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0212-0000

BUILDING CHARACTERISTICS

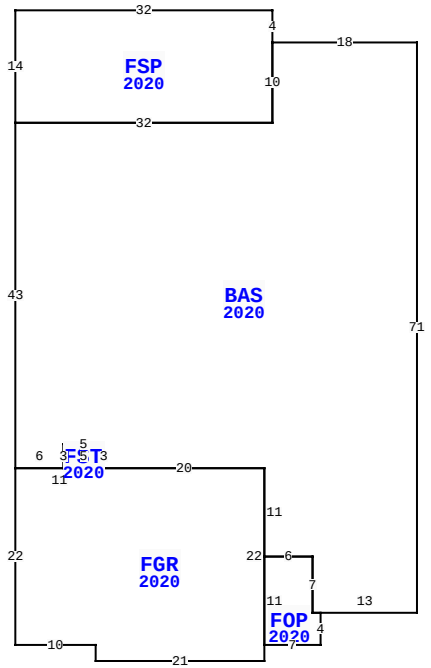
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,615	100	2020	2,615	363,468
FGR	724	55	2020	398	55,320
FOP	70	30	2020	21	2,919
FSP	448	40	2020	179	24,880
FST	15	55	2020	8	1,112
TOTALS	3,872			3,221	447,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,221	106.9040	141.11	454,515	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2615 HX Base Yr 2021



32356 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		447,697
TOTAL MARKET OB/XF VALUE		72,974
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		605,671
SOH/AGL Deduction		189,101
ASSESSED VALUE		416,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,848
TOTAL JUST VALUE		605,671
NCON VALUE		63,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230011937	POOL	101,086	09/19/2023
C204051	CO ISSUED	0	12/09/2020
B204051	NEW CONSTR	370,210	06/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/0845	12/15/2020	WD	Q	I	01	334,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MATYJASIK MICHAEL F						
2380/1990	7/30/2020	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FSP=[YR=2020] N4 W32 S14 E32 N10$ S10 W32 S43 FGR=[YR=2020] S22 E10 S2 E21 N2 FOP=[YR=2020] E7 N4 W1 N7 W6 S11$ N22 W20 FST=[YR=2020] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E20 S11 E6 S7 E13 N71$.

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	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	98	172	
2	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2020	2020	3	98	3,873	
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2020	2020	3	95	4,864	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0861	POOL GUNIT	0	100	0	0	460.00	SF	85.00	85.00	100	2025	2024		100	39,100	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0911	SCRN RM A	0	100	32	31	992.00	SF	17.50	17.50	100	2025	2024		100	17,360	
8	0855	CONC PAVER	0	100	0	0	532.00	SF	10.00	10.00	100	2025	2024		100	5,320	

LAND DESCRIPTION

TOTAL OB/XF 72,974

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 04/29/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS