LOT 216
IN OR 2214/1258
FLORA PARKE UNIT 6B PBK 8/283

GIANFRANCESCO DAVID A & MARGARET A
32100 HONEYCOMB PARKE CT
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0556-0216-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

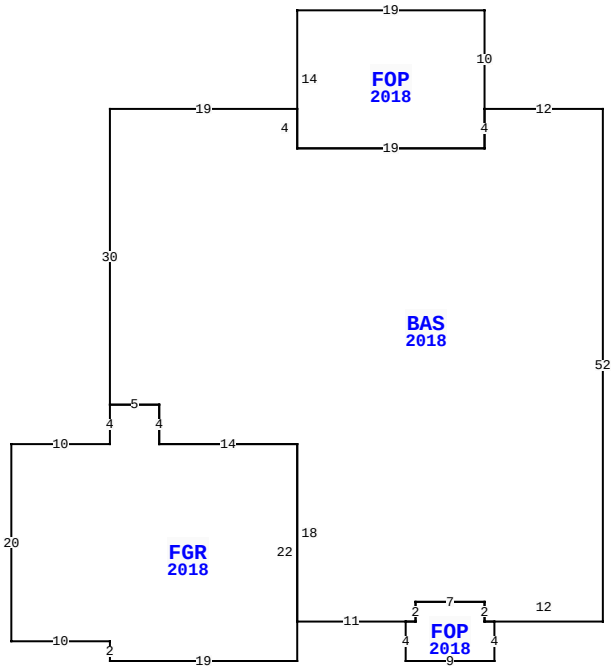
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 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 | 2,148 | 100 | 2018 | 2,148 | 303,252 |
| FGR | 638 | 55 | 2018 | 351 | 49,554 |
| FOP | 50 | 30 | 2018 | 15 | 2,118 |
| FOP | 266 | 30 | 2018 | 80 | 11,295 |
| TOTALS | 3,102 | | | 2,594 | 366,217 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,594 | 110.2080 | 145.47 | 377,349 | 2018 | 2018 | 0 | 0 | 0 | 2.95 | 97.05 |

1 SNGL FAM – 100% - 2019 Heated Area: 2148 HX Base Yr 2019




32100 HONEYCOMB PARKE CT, 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 | | 366,217 |
| TOTAL MARKET OB/XF VALUE | | 74,335 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 525,552 |
| SOH/AGL Deduction | | 162,620 |
| ASSESSED VALUE | | 362,932 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 312,210 |
| TOTAL JUST VALUE | | 525,552 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 500,394 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1909727 | SCRNROOM | 15,000 | 04/05/2019 |
| B1909727 | SWIM POOL | 50,000 | 01/01/2019 |
| C1802271 | CO ISSUED | 0 | 07/09/2018 |
| B1802271 | NEW CONSTR | 283,888 | 03/05/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2214/1258 | 7/27/2018 | WD | Q | I | 01 | 304,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GIANFRANCESCO DAVID | | | | | | |
| 2181/0012 | 2/28/2018 | WD | U | V | 30 | 60,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W19 S14 E19 N4$ S4 W19 N4 W19 S30 FGR=[YR=2018] S4 W10 S20 E10 S2 E19 N22 W14 N4 W5$ E5 S4 E14 S18 E11 FOP=[YR=2018] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N52$.

## 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 | 852.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 4,297 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 50 | 30 | 1,500.00 | SF | 17.50 | 17.50 | 100 | 2019 | 2019 | 3 | 82 | 21,525 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 32 | 16 | 512.00 | SF | 85.00 | 85.00 | 100 | 2019 | 2019 | 3 | 87 | 37,862 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 798.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 7,741 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 300.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 2,910 | |

## LAND DESCRIPTION

TOTAL OB/XF 74,335

| 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