

LOT 217
FLORA PARKE UNIT 6B PBK 8/283

SKAGGS MARK D & LAURA D L/E/
32104 HONEYCOMB PARKE CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0217-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																							
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																								
Exterior Wall	31	HARDIE BRD 100				0900	01	2,568	110.2080	145.47	373,567	2020	2020	0	0	0	1.50	98.50	STANDARD																						
Roof Structur	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2021												Heated Area: 2138												HX Base Yr 2021											
Roof Cover	03	COMP SHNGL 100																						VALUATION BY																	
Interior Wall	05	DRYWALL 100																						Tax Group: 4				Tax Dist:													
Interior Floo	11	CLAY TILE 60																						BUILDING MARKET VALUE				367,963													
Interior Floo	14	CARPET 40																						TOTAL MARKET OB/XF VALUE				22,567													
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET				85,000													
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE				475,530													
Bedrooms		3 100																						SOH/AGL Deduction				144,203													
Bathrooms		2 100																						ASSESSED VALUE				331,327													
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE				HX HB 50,722													
Stories	1.	1. 100																						BASE TAXABLE VALUE				280,605													
Units		0 100				TOTAL JUST VALUE				475,530																															
Occupancy	00	NONE 100				NCON VALUE				0																															
						INCOME VALUE																																			
						PREVIOUS YEAR MKT VALUE				448,221																															
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	2,138	100	2020	2,138	306,350																																				
FGR	569	55	2020	313	44,849																																				
FOP	108	30	2020	32	4,585																																				
FSP	172	40	2021	69	9,886																																				
FST	15	55	2020	8	1,147																																				
PTO	168	5	2021	8	1,147																																				
TOTALS						3,170		2,568	367,963																																
EXTRA FEATURES						32104 HONEYCOMB PARKE CT, FERNANDINA BEACH												BLD DATE LGL DATE LAND DATE AG DATE 04/23/2025 MLU																							
L N	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	27	3	81.00	SF	6.50	6.50	100	2020	2020	3	98	516																									
2	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	100	2020	2020	3	98	3,312																									
3	0855	CONC PAVER	0	100	25	22	550.00	SF	10.00	10.00	100	2021	2021	3	99	5,445																									
4	0911	SCRN RM A	0	100	25	22	550.00	SF	17.50	17.50	100	2021	2021	3	90	8,663																									
5	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2021	2021	3	96	4,055																									
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576																									
TOTAL OB/XF 22,567																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/11/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																									