LOT 218
FLORA PARKE UNIT 6B PBK 8/283

BRUCKER DIRK A
32108 HONEYCOMB PARKE COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0218-0000

BUILDING CHARACTERISTICS

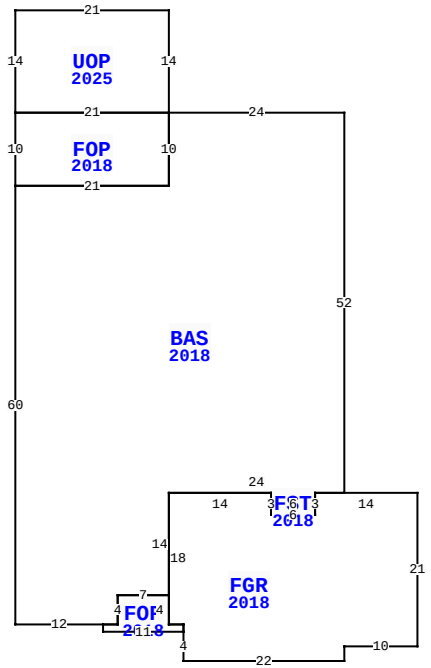
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,480	100	2018	2,480	338,299
FGR	734	55	2018	404	55,111
FOP	39	30	2018	12	1,637
FOP	210	30	2018	63	8,594
FST	18	55	2018	10	1,364
UOP	294	20	2025	59	8,048
TOTALS	3,775			3,028	413,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,028	106.5360	140.63	425,828	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2480 HX Base Yr 2020



32108 HONEYCOMB PARKE CT, 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		413,053
TOTAL MARKET OB/XF VALUE		12,083
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		510,136
SOH/AGL Deduction		205,674
ASSESSED VALUE		304,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,740
TOTAL JUST VALUE		510,136
NCON VALUE		6,592
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001126	SCREEN ENCLOSURE	11,500	01/30/2024
C1900829	CO ISSUED	0	01/28/2019
B1806039	NEW CONSTR	336,954	06/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/0081	5/29/2019	WD	Q	I	01	342,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRUCKER DIRK A						
2211/0554	7/06/2018	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,166.00	SF	4.00	4.00	100	2018	2018	3	97	4,524	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	
3	0912	SCRN RM G	0	100	14	21	294.00	SF	20.00	20.00	100	2025	2024		100	5,880	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
5	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2025	2024		100	1,152	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S10 W21 S60 E12 E2 N4 E7 N14 E24 N52 $
FGR=[YR=2018;ORIG=-22,71] S4 E22 N2 E10 N21 W14 S3 W6 N3 W14 S18 E2 S1 $
FOP=[YR=2018;ORIG=-24,0] W21 S10 E21 N10 $
FOP=[YR=2018;ORIG=-33,70] S1 E11 N1 W2 N4 W7 S4 W2 $
FST=[YR=2018;ORIG=-4,52] W6 S3 E6 N3 $
UOP=[YR=2025;ORIG=-45,0] E21 N14 W21 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,083

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