LOT 220
FLORA PARKE UNIT 6B PBK 8/283

PARECE THOMAS M & CHRISTINE M
32396 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0220-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

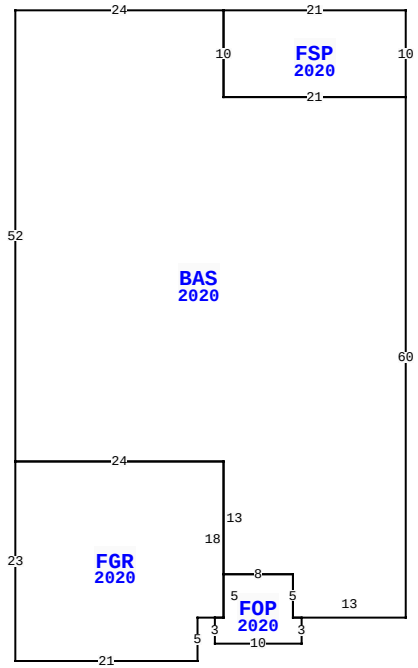
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,468	100	2020	2,468	349,283
FGR	537	55	2020	295	41,750
FOP	70	30	2020	21	2,972
FSP	210	40	2020	84	11,888
TOTALS	3,285			2,868	405,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,868	108.8520	143.68	412,074	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2468 HX Base Yr 2021



32396 FERN PARKE WAY, 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		405,893
TOTAL MARKET OB/XF VALUE		57,706
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		548,599
SOH/AGL Deduction		158,668
ASSESSED VALUE		389,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,209
TOTAL JUST VALUE		548,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204422	SCRN ENCLSR	5,480	06/09/2020
B203530	SWIM POOL	45,170	05/12/2020
C1910157	CO ISSUED	0	02/12/2020
B1910157	NEW CONSTR	336,226	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/0752	2/28/2020	WD	Q	I	01	349,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARECE THOMAS M & C						
2312/1626	10/15/2019	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W21 BAS=[YR=2020] W24 S52 FGR=[YR=2020] S23 E21 N5 E2 FOP=[YR=2020] S3 E10 N3 W1 N5 W8 S5 W1$ E1 N18 W24$ E24 S13 E8 S5 E13 N60 W21 N10$ S10 E21 N10$.

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	0855	CONC PAVER	0	100	32	3	96.00	SF	10.00	10.00	100	2020	2020	3	98	941	
2	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2020	2020	3	98	5,096	
3	0911	SCRN RM A	0	100	0	0	920.00	SF	17.50	17.50	100	2020	2020	3	86	13,846	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988	
5	0855	CONC PAVER	0	100	0	0	624.00	SF	10.00	10.00	100	2020	2020	3	98	6,115	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 57,706

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 01/07/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS