LOT 221
FLORA PARKE UNIT 6B PBK 8/283

TESTINO ANTHONY P
50 PERKINS FARM DR #127
MYSTIC, CT 06355

2025

26-2N-28-0556-0221-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	13	LVT/LAMNT 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

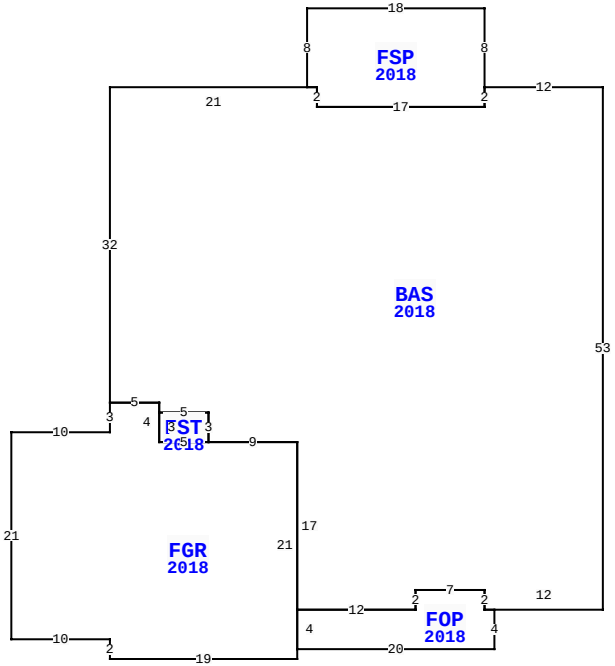
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2018	2,244	320,506
FGR	648	55	2018	356	50,846
FOP	94	30	2018	28	3,999
FSP	178	40	2018	71	10,141
FST	15	55	2018	8	1,143
TOTALS	3,179			2,707	386,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,707	110.9760	146.49	396,548	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 2244 HX Base Yr



32400 FERN PARKE WAY, 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	386,634
TOTAL MARKET OB/XF VALUE	3,948
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	475,582
SOH/AGL Deduction	34,945
ASSESSED VALUE	440,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,637
TOTAL JUST VALUE	475,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900528	CO ISSUED	0	01/17/2019
B1806422	NEW CONSTR	304,076	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1815	2/24/2021	WD	Q	I	01	374,500
GRANTOR: BAILEY RICHARD & BEVE						
GRANTEE: TESTINO ANTHONY P						
2254/0162	2/01/2019	WD	Q	I	02	313,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAILEY RICHARD & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S2 W17 N2 W21 S32 E5 S1 E5 S3 E9 S17 E12 N2 E7 S2 E12 N53 $
FGR=[YR=2018;ORIG=-50,32] S3 W10 S21 E10 S2 E19 N1 N21 W9 W5 N4 W5 $
FSP=[YR=2018;ORIG=-12,0] N8 W18 S8 E1 S2 E17 N2 $
FOP=[YR=2018;ORIG=-31,57] E20 N4 W1 N2 W7 S2 W12 S4 $
FST=[YR=2018;ORIG=-40,36] N3 W5 S3 E5 $
.

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	0	0	0	704.00	SF	5.20	5.20	100	2018	2018	3	97	3,551	
2	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	2018	2018	3	97	397	

LAND DESCRIPTION

TOTAL OB/XF 3,948

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS