



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,038	100	2019	2,038	297,389
FGR	486	55	2019	267	38,961
FOP	108	30	2019	32	4,670
FOP	200	30	2019	60	8,755
FST	12	55	2019	7	1,021
FST	18	55	2019	10	1,459
FUS	389	100	2019	389	56,764
STR	24	10	2019	2	292

TOTALS	3,275			2,805	409,311
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,805	112.8000	148.90	417,664	2019	2019	0	0	0	2.00	98.00	
1 SNGL FAM - 0% - 2025 Heated Area: 2427 HX Base Yr													
32404 FERN PARKE WAY, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/23/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	409,311		
TOTAL MARKET OB/XF VALUE	3,068		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	497,379		
SOH/AGL Deduction	0		
ASSESSED VALUE	497,379		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	497,379		
TOTAL JUST VALUE	497,379		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	467,672		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905002	CO ISSUED	0	10/24/2019
19005002	NEW CONSTR	324,043	05/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/474	5/21/2025	WD	Q	I	01	530,000
GRANTOR: LEVICKE JOHN F						
GRANTEE: ZORIK JODY BOLDT &						
2437/1214	2/22/2021	WD	Q	I	02	385,000
GRANTOR: SOWELL GEORGE C JR &						
GRANTEE: LEVICKE JOHN F & RI						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W15 FOP=[YR=2019] N6 W20 S10 E20 N4\$ S4 W20 N4 W15 S32 FST=[YR=2019] S3 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E18 N5 W1 N3 W6 S3 W11 S5\$ N22 W5 FST=[YR=2019] W3 N4 E3 S4\$ N4 W3 S3 W6 S3 W6\$ E6 N3 W6\$ E12 N3 E3 S4 E5 S17 E11 N3 E6 S3 E13 N50\$ PTR=E15 FUS=[YR=2019] E7 STR=[YR=2019] N3 E3 S8 W3 N5\$ S5 E3 N5 E6 S9 W3 S20 W13 N29\$ W15\$.													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00