



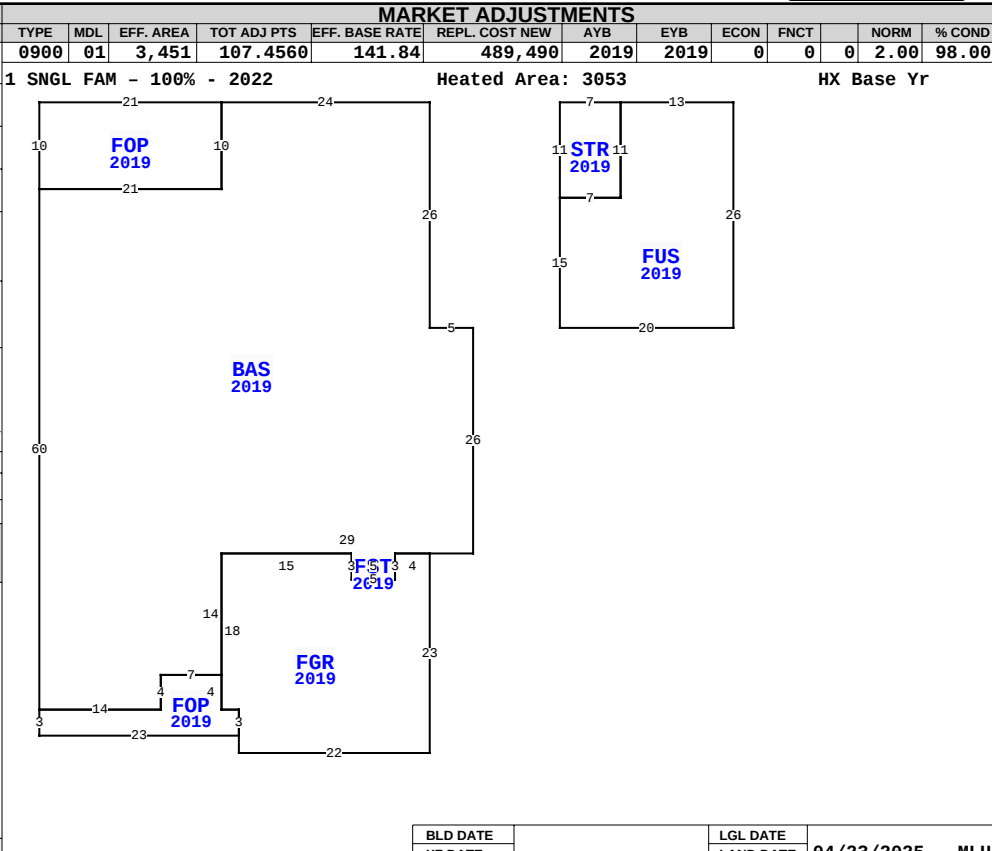
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,610	100	2019	2,610	362,798
FGR	527	55	2019	290	40,311
FOP	97	30	2019	29	4,031
FOP	210	30	2019	63	8,757
FST	15	55	2019	8	1,112
FUS	443	100	2019	443	61,578
STR	77	10	2019	8	1,112
TOTALS	3,979			3,451	479,700

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0861	POOL GUNIT	0	100	0	0	440.00	SF	85.00	85.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0857	SANDSTONE/	0	100	0	0	568.00	SF	16.00	16.00	
8	0857	SANDSTONE/	0	100	10	10	100.00	SF	16.00	16.00	
9	1076	TRELLIS A	0	100	10	10	100.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



32408 FERN PARKE WAY, FERNANDINA BEACH						BLD DATE		LGL DATE		04/23/2025		MLU	
						XF DATE		LAND DATE					
						INC DATE		AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
568.00		SF	5.20	5.20	100	2019	2019	3	97	2,865			
36.00		SF	6.50	6.50	100	2019	2019	3	97	227			
125.00		LF	32.00	32.00	100	2020	2020	3	95	3,800			
1.00		UT	300.00	300.00	100	2020	2020	3	95	285			
440.00		SF	85.00	85.00	100	2020	2020	3	90	33,660			
1.00		UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720			
568.00		SF	16.00	16.00	100	2020	2020	3	99	8,997			
100.00		SF	16.00	16.00	100	2020	2020	3	99	1,584			
100.00		SF	7.50	7.50	100	2020	2020	3	90	675			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		479,700	
TOTAL MARKET OB/XF VALUE		53,813	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		618,513	
SOH/AGL Deduction		28,053	
ASSESSED VALUE		590,460	
TOTAL EXEMPTION VALUE		13	590,460
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		618,513	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		586,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003241	SWIM POOL	30,000	04/01/2020
C1808348	CO ISSUED	0	02/22/2019
B1808348	NEW CONSTR	394,484	08/15/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2258/0492	2/27/2019	WD	Q	I	01	405,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ARCHIBALD SHAWN P &							
2224/0395	9/14/2018	WD	U	V	30	72,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2019] W24 FOP=[YR=2019] W21 S10 E21 N10\$ S10 W21 S60 FOP=[YR=2019] S3 E23 FGR=[YR=2019] S2 E22 N23 W4 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 N3 W15 S18 E2 S3\$ N3 W2 N4 W7 S4 W14\$E14 N4 E7 N14 E29 N26 W5 N26\$ PTR= E15 STR=[YR=2019] E7 FUS=[YR=2019] E13 S26 W20 N15 E7 N11\$ S11 W7 N11\$ W15\$.											