LOT 224
FLORA PARKE UNIT 6B PBK 8/283

CARNEY RICHARD L & RONDA S
32388 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0224-0000

BUILDING CHARACTERISTICS

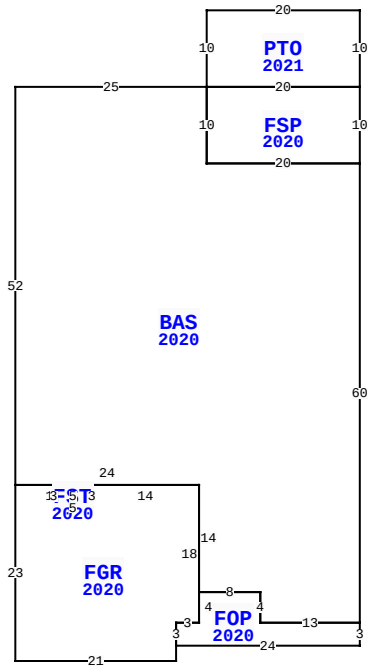
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,486	100	2020	2,486	347,888
FGR	537	55	2020	295	41,282
FOP	104	30	2020	31	4,338
FSP	200	40	2020	80	11,196
FST	15	55	2020	8	1,120
PTO	200	5	2021	10	1,400
TOTALS	3,542			2,910	407,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,910	107.6300	142.07	413,424	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2486 HX Base Yr 2021



32388 FERN PARKE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		407,223
TOTAL MARKET OB/XF VALUE		6,863
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		499,086
SOH/AGL Deduction		250,486
ASSESSED VALUE		248,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,878
TOTAL JUST VALUE		499,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104860	SCRN ENCL	7,500	04/19/2021
C200043	CO ISSUED	0	04/28/2020
B200043	NEW CONSTR	336,805	01/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1549	5/28/2020	WD	Q	I	01	340,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CARNEY RICHARD L &						
2334/0023	1/21/2020	WD	U	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N10 W20 S10 E20$ FSP=[YR=2020] W20 BAS=[YR=2020] W25 S52 FGR=[YR=2020] S23 E21 N2 FOP=[YR=2020] E24 N3 W13 N4 W8 S4 W3 S3$ N3 E3 N18 W14 FST=[YR=2020] S3 W5 N3 E5$ W10$ E24 S14 E8 S4 E13 N60 W20 N10$ S10 E20 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	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2020	2020	3	98	248	
2	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50	6.50	100	2020	2020	3	98	3,465	
3	0911	SCRN RM A	0	100	20	10	200.00	SF	17.50	17.50	100	2021	2021	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 6,863

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 01/05/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS