LOT 225
FLORA PARKE UNIT 6B PBK 8/283

LARUSSO EUGENE
32392 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0225-0000

BUILDING CHARACTERISTICS

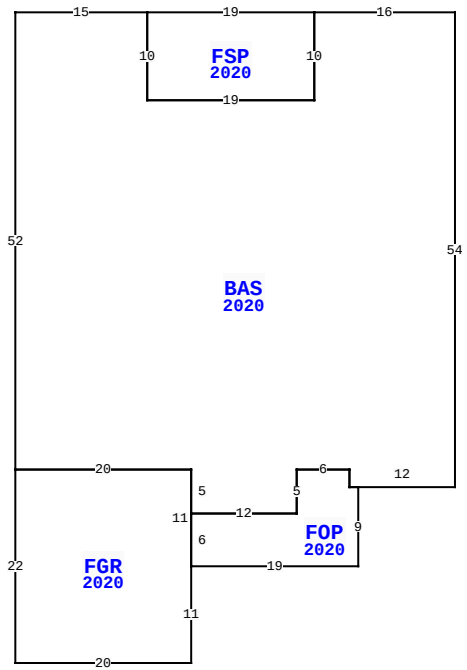
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,494	100	2020	2,494	352,054
FGR	440	55	2020	242	34,161
FOP	147	30	2020	44	6,211
FSP	190	40	2020	76	10,729
TOTALS	3,271			2,856	403,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,856	108.5700	143.31	409,293	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2494 HX Base Yr 2023



32392 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		403,154
TOTAL MARKET OB/XF VALUE		10,188
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		498,342
SOH/AGL Deduction		30,013
ASSESSED VALUE		468,329
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		417,607
TOTAL JUST VALUE		498,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911607	CO ISSUED	0	03/17/2020
B1911607	NEW CONSTR	334,737	11/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/1945	9/15/2022	WD	Q	I	01	520,000
GRANTOR: HALL CAROLYN B						
GRANTEE: LARUSSO EUGENE						
2383/0343	8/07/2020	WD	Q	I	02	332,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HALL CAROLYN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W19 S10 E19 N10$ S10 W19 N10 W15 S52 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E19 N9 W1 N2 W6 S5 W12 S6$ N11 W20$ E20 S5 E12 N5 E6 S2 E12 N54$.

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	28	3	84.00	SF	6.50	6.50	100	2020	2020	3	98	535	
2	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50	6.50	100	2020	2020	3	98	3,465	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2020	2020	3	95	2,918	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2020	2020	3	90	2,700	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 10,188

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