LOT 268
FLORA PARKE UNIT 7B OR 2344/24

WOODS GARY ALEXANDER & MELODY
34128 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0268-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

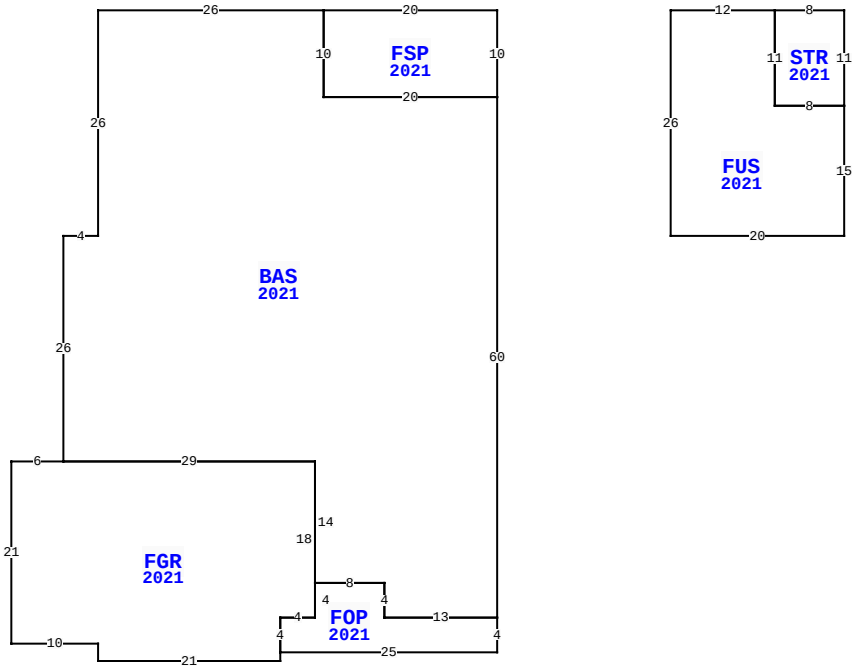
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,642	100	2021	2,642	369,136
FGR	765	55	2021	421	58,822
FOP	132	30	2021	40	5,589
FSP	200	40	2021	80	11,177
FUS	432	100	2021	432	60,358
STR	88	10	2021	9	1,257
TOTALS	4,259			3,624	506,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,624	106.9200	141.13	511,455	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 3074 HX Base Yr 2023



34128 LAVENDER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		506,340
TOTAL MARKET OB/XF VALUE		8,069
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		599,409
SOH/AGL Deduction		55,667
ASSESSED VALUE		543,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		493,020
TOTAL JUST VALUE		599,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007856	CO ISSUED	0	02/08/2021
B2007856	NEW CONSTR	420,105	08/27/2020
B2002683	NEW CONSTR	336,805	04/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0138	2/09/2021	WD	Q	I	01	414,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WOODS GARY ALEXANDE						
2382/0280	7/30/2020	WD	U	V	30	68,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W20 BAS=[YR=2021] W26 S26 W4 S26
FGR=[YR=2021] W6 S21 E10 S2 E21 N1 FOP=[YR=2021] E25 N4 W13 N4 W8 S4 W4 S4$ N4 E4 N18 W29$ E29 S14 E8 S4 E13 N60 W20 N10$ S10 E20 N10$ PTR= E20 FUS=[YR=2021] E12 STR=[YR=2021] E8 S11 W8 N11$ S11 E8 S15 W20 N26$ W20$.

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	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2021	2021	3	99	446	
2	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2021	2021	3	99	7,623	

LAND DESCRIPTION

TOTAL OB/XF 8,069

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	000134	C	RES POND	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 02/08/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS