LOT 280
FLORA PARKE UNIT 7B OR 2344/24

MUCCINO PAUL F & LINDA L
34032 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0280-0000

BUILDING CHARACTERISTICS

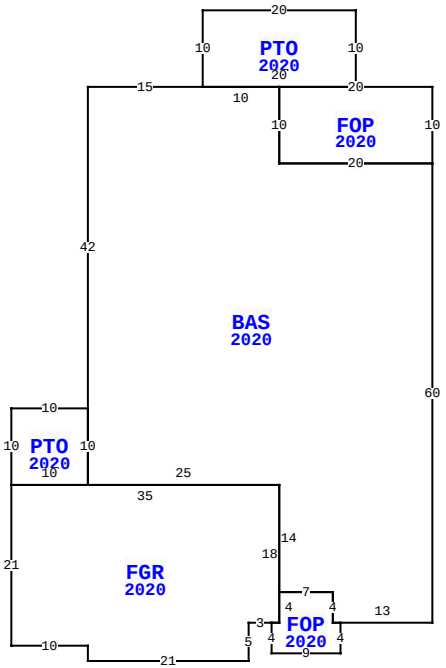
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,472	100	2020	2,472	345,929
FGR	765	55	2020	421	58,914
FOP	64	30	2020	19	2,659
FOP	200	30	2020	60	8,396
PTO	100	5	2020	5	699
PTO	200	5	2020	10	1,400
TOTALS	3,801			2,987	417,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,987	107.6300	142.07	424,363	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2472 HX Base Yr 2021



34032 LAVENDER PARKE DR, 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		417,998
TOTAL MARKET OB/XF VALUE		4,245
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		507,243
SOH/AGL Deduction		236,116
ASSESSED VALUE		271,127
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		215,405
TOTAL JUST VALUE		507,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2002863	CO ISSUED	0	12/22/2020
B2002863	NEW CONSTR	339,718	02/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0306	12/29/2020	WD	Q	I	01	365,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUCCINO PAUL F & LI						
2382/0261	7/30/2020	WD	U	V	30	68,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N10 W20 S10 BAS=[YR=2020] W15 S42
PTO=[YR=2020] W10 S10 FGR=[YR=2020] S21 E10 S2 E21 N5 E3
FOP=[YR=2020] S4 E9 N4 W1 N4 W7 S4 W1$ E1 N18 W35$ E10 N10$
S10 E25 S14 E7 S4 E13 N60 FOP=[YR=2020] N10 W20 S10 E20$ W20
N10 W10$ E20 $.

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	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	98	229	
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2020	2020	3	98	4,016	

LAND DESCRIPTION

TOTAL OB/XF 4,245

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