LOT 41
FLORA PARKE #3 PB 6/402

MARDEGAN TIMOTHY J & LINDA L
2524 RACCOON RUN LANE
ORLANDO, FL 32837

2026

25-2N-28-0551-0041-0000

BUILDING CHARACTERISTICS

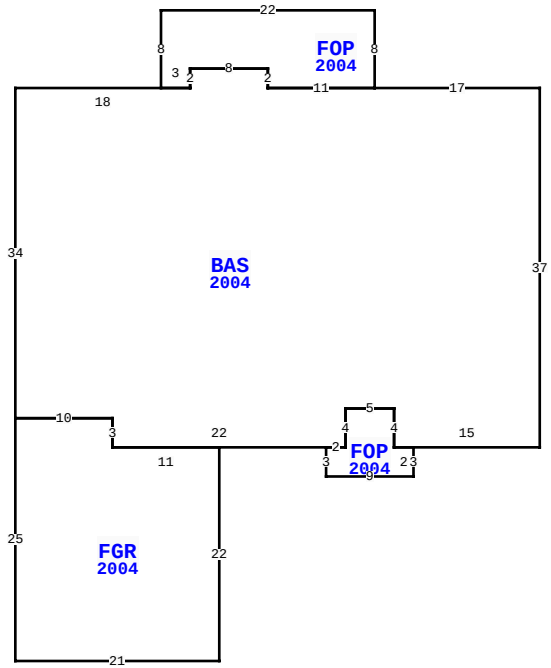
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,964	100	2004	1,964	231,369
FGR	492	55	2004	271	31,925
FOP	47	30	2004	14	1,650
FOP	160	30	2004	48	5,655
TOTALS	2,663			2,297	270,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	95.2560	132.41	304,146	2004	2004	0	0	0	11.03	88.97

1 SNGL FAM 0% - 0 Heated Area: 1964 HX Base Yr



32311 GRAND PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,599
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	358,609
SOH/AGL Deduction	3,185
ASSESSED VALUE	355,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,424
TOTAL JUST VALUE	358,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1583	5/05/2020	QC	U	I	11	100
GRANTOR: MARDEGAN JUSTIN						
GRANTEE: MARDEGAN TIMOTHY J						
1297/0250	2/23/2005	WD	Q	I	06	53,400
GRANTOR: MARDEGAN TIMOTHY J &						
GRANTEE: MARDEGAN TIMOTHY ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N8 W22 S8 E3 N2 E8 S2 E11$ W11 N2 W8 S2 W18 S34 FGR=[YR=2004] S25 E21 N22 W11 N3 W10$ E10 S3 E22 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E15 N37$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS