



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,570	100	2006	2,570	314,268
FGR	471	55	2006	259	31,671
FOP	55	30	2006	16	1,957
FOP	257	30	2006	77	9,416
FUS	502	100	2006	502	61,386
TOTALS	3,855			3,424	418,699

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0911	SCRN RM A	0	100	0	0	285.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,424	97.2072	135.12	462,651	2006	2006	0	0
1 SNGL FAM 100% - 2022 Heated Area: 3072 HX Base Yr 2022									
BLD DATE	02/05/2007	PH	LGL DATE						
XF DATE	02/05/2007	PH	LAND DATE						
INC DATE			AG DATE						
32037 HIBISCUS PARKE CT, FERNANDINA BEACH				04/23/2025 MLU					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			418,699
TOTAL MARKET OB/XF VALUE			48,261
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			551,960
SOH/AGL Deduction			113,584
ASSESSED VALUE			438,376
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			386,965
TOTAL JUST VALUE			551,960
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			557,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906747	SCRN ENCLSR	8,900	08/01/2019
B19856	SWIM POOL	25,000	05/01/2007
M10602	MECH OTHER	0	11/01/2005
E15899	ELEC OTHER	0	10/01/2005
P10112	OTHER	0	10/01/2005
B16171	NEW CONSTR	215,690	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2275/1512	5/02/2019	WD Q	I	I	01
GRANTOR: HOLLAND FRANCES H & G					
GRANTEE: HOFFMAN TIMOTHY & L					
1395/1377	3/14/2006	WD Q	I	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HOLLAND FRANCES H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 R4 D4 E19 R4 U4 E3\$W3 D4 L4 W19 L4 U4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11\$ E35 S2 E6\$W6N2 W15 S23 E21\$ PTR=N72E15 FUS=[YR=2006] E15 S30 W11 N4 W4 S8 W4 N17 E4 N17\$ W15 S72\$.									