

LOT 40
IN OR 2149/46
FLORA PARKE #4 PB 7/137

COYLE NATHAN M & HEATHER M
32444 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0552-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	4 100
Bathrooms	3 100
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	2,449	100	2006	2,449	309,823
FGR	400	55	2006	220	27,832
FOP	76	30	2006	23	2,910
FSP	183	40	2015	73	9,236
TOTALS	3,108			2,765	349,800

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
5	0860

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,765	100.5696	139.79	386,519	2006	2006	0	0	9.50	90.50
1 SNGL FAM 100% - 2019 Heated Area: 2449 HX Base Yr 2019											
32444 FERN PARKE WAY, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/23/2025 MLU											

L N	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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	

LAND DESCRIPTION		TOTAL OB/XF 48,080																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,800	
TOTAL MARKET OB/XF VALUE		48,080	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		482,880	
SOH/AGL Deduction		149,315	
ASSESSED VALUE		333,565	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		277,154	
TOTAL JUST VALUE		482,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531088	SWIM POOL	32,000	09/01/2015
C0617146	CO ISSUED	0	01/01/2006
B0617146	NEW CONSTR	0	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2149/0046	9/29/2017	WD Q	Q	I	01
GRANTOR: BURRELL MATHEW & JESS					
GRANTEE: COYLE NATHAN M & HE					
1890/1836	11/26/2013	WD Q	Q	I	02
GRANTOR: HAMILTON EUGENE B & R					
GRANTEE: BURRELL MATHEW & JE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2006] N20 BAS=[YR=2006] N50 W15 FSP=[YR=2015] W21 S3 E1 S6 E20 N9S\$9 W20N6W15 S52 E10 FOP=[YR=2006] S7E10 N4W2N5W6S2W2\$ E2N2E6S5E12 N8 E20\$W20S20 E20\$.	