LOT 181
FLORA PARKE UNIT 6B PBK 8/283

HARRISON JOSHUA R & JENNIFER M
32225 GOLDENROD PARKE CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0556-0181-0000

BUILDING CHARACTERISTICS

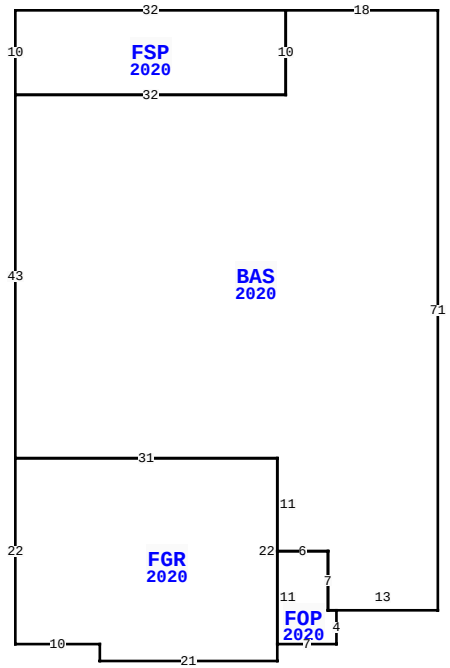
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,630	100	2020	2,630	346,480
FGR	724	55	2020	398	52,433
FOP	70	30	2020	21	2,767
FSP	320	40	2020	128	16,863
TOTALS	3,744			3,177	418,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,177	96.7104	134.43	427,084	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2026 Heated Area: 2630 HX Base Yr



32225 GOLDENROD PARKE CT, 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		418,542
TOTAL MARKET OB/XF VALUE		70,311
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		573,853
SOH/AGL Deduction		0
ASSESSED VALUE		573,853
TOTAL EXEMPTION VALUE	13	573,853
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		573,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011571	SCRN ENCL	20,000	09/12/2023
23003813	SWIM POOL	80,000	03/22/2023
C203892	CO ISSUED	0	05/08/2020
B2000041	NEW CONSTR	367,022	01/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1463	7/07/2020	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRISON JOSHUA R &						
2374/0767	7/07/2020	WD	Q	I	01	361,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRISON JOSHUA R &						

BUILDING NOTES

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
5	0912	SCRN RM G	0	100	0	0	1,040.00	SF	21.00	21.00	100	2024	2023		93	20,311	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FSP=[YR=2020] W32 S10 E32 N10$ S10 W32 S43 FGR=[YR=2020] S22 E10 S2 E21 N2 FOP=[YR=2020] E7 N4 W1 N7 W6 S11$ N22 W31$ E31 S11 E6 S7 E13 N71$.

LAND DESCRIPTION

TOTAL OB/XF 70,311

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	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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS