LOT 190
IN OR 2218/1161
FLORA PARKE UNIT 6B PBK 8/283

ALLEN JAMES D III & LOURDES R
32367 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

**2026**

**26-2N-28-0556-0190-0000**

## BUILDING CHARACTERISTICS

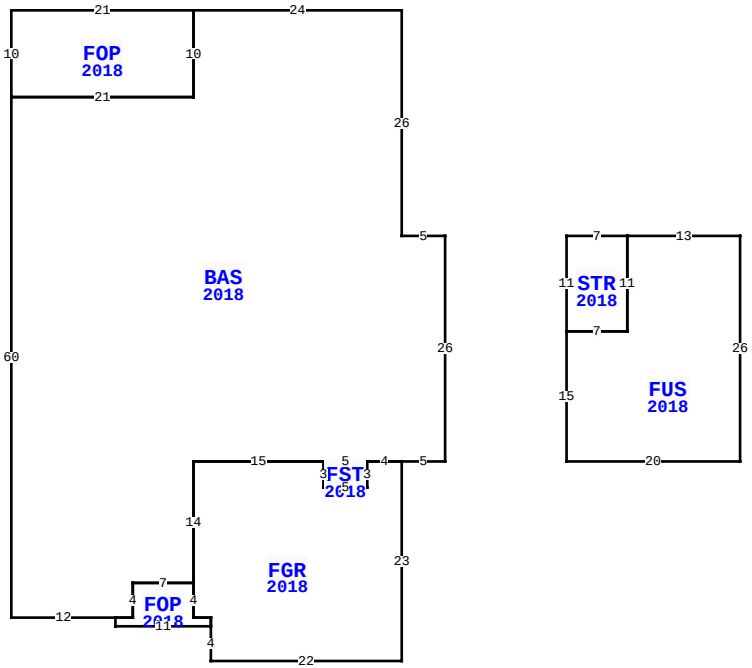
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 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 | 2,610 | 100 | 2018 | 2,610 | 350,748 |
| FGR | 527 | 55 | 2018 | 290 | 38,972 |
| FOP | 39 | 30 | 2018 | 12 | 1,613 |
| FOP | 210 | 30 | 2018 | 63 | 8,466 |
| FST | 15 | 55 | 2018 | 8 | 1,075 |
| FUS | 443 | 100 | 2018 | 443 | 59,533 |
| STR | 77 | 10 | 2018 | 8 | 1,075 |
| TOTALS | 3,921 | | | 3,434 | 461,481 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,434 | 100.1880 | 139.26 | 478,219 | 2018 | 2018 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SNGL FAM 100% - 2019 Heated Area: 3053 HX Base Yr 2019




32367 FERN PARKE WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2026 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 | 461,481 |
| TOTAL MARKET OB/XF VALUE | 51,850 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 598,331 |
| SOH/AGL Deduction | 165,564 |
| ASSESSED VALUE | 432,767 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 381,356 |
| TOTAL JUST VALUE | 598,331 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 627,489 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1905531 | SWIM POOL | 45,000 | 07/01/2019 |
| C1803174 | CO ISSUED | 0 | 08/15/2018 |
| B1803174 | NEW CONSTR | 393,289 | 03/28/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2218/1161 | 8/16/2018 | WD | Q | I | 01 | 369,600 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: ALLEN JAMES D III & | | | | | | |
| 2186/1617 | 3/16/2018 | WD | U | V | 30 | 60,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S10 W21 S60 E12 E2 N4 E7 N14 E15 E5 E4 E5 N26 W5 N26 $
FGR=[YR=2018;ORIG=-22,71] S4 E22 N23 W4 S3 W5 N3 W15 S14 S4 E2 S1 $
FUS=[YR=2018;ORIG=26,26] E13 S26 W20 N15 E7 N11 $
FOP=[YR=2018;ORIG=-24,0] W21 S10 E21 N10 $
STR=[YR=2018;ORIG=19,26] E7 S11 W7 N11 $
FOP=[YR=2018;ORIG=-33,70] S1 E11 N1 W2 N4 W7 S4 W2 $
FST=[YR=2018;ORIG=-4,52] W5 S3 E5 N3 $
PTR=[ORIG=0,0] E15 W15 $
.

## 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 | 0860 | POOL/SPA | 0 | 100 | 30 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2019 | 2019 | 04 | 95 | 47,500 | |
| 8 | 0525 | GAZEBO | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2020 | 2020 | 3 | 87 | 4,350 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,850

| 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS