LOT 196
FLORA PARKE UNIT 6B PBK 8/283

MONDERO COLIN J
32055 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0556-0196-0000

BUILDING CHARACTERISTICS

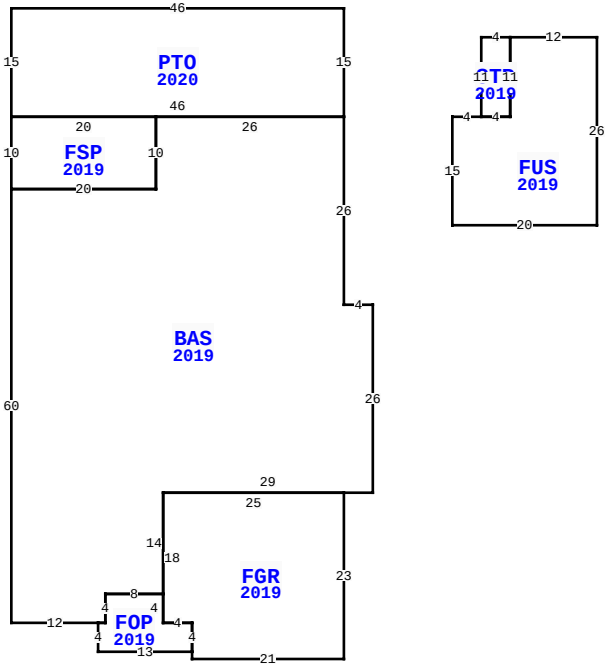
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	2,642	100	2019	2,642	334,977
FGR	555	55	2019	305	38,670
FOP	84	30	2019	25	3,170
FSP	200	40	2019	80	10,143
FUS	432	100	2019	432	54,773
PTO	690	5	2020	34	4,310
STR	44	10	2019	4	507
TOTALS	4,647			3,522	446,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,522	93.5550	130.04	458,001	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 3074 HX Base Yr 2020



32055 PRIMROSE PARKE WAY, 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	446,551
TOTAL MARKET OB/XF VALUE	10,184
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	541,735
SOH/AGL Deduction	151,275
ASSESSED VALUE	390,460
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	339,049
TOTAL JUST VALUE	541,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004802	SCRN ENCLSRE	20,286	06/03/2020
C1904736	CO ISSUED	0	09/19/2019
19004736	NEW CONSTR	410,531	05/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0680	3/11/2022	QC	U	I	11	100
GRANTOR: MONDERO COLIN J						
GRANTEE: MONDERO COLIN J						
2311/0318	9/27/2019	WD	Q	I	01	388,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MONDERO COLIN J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N15 W46 S15 E46$ BAS=[YR=2019] W26 FSP=[YR=2019] W20 S10 E20 N10$ S10 W20 S60 E12 FOP=[YR=2019] S4 E13 FGR=[YR=2019] S1 E21 N23 W25 S18 E4 S4$ N4 W4 N4 W8 S4 W1$ E1 N4 E8 N14 E29 N26 W4 N26$ PTR= E15 FUS=[YR=2019] E4 STR=[YR=2019] N11 E4 S11 W4$ E4 N11 E12 S26 W20 N15$ 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
3	0911	SCRN RM A	0	100	46	15	690.00	SF	18.00	18.00	100	2020	2020	3	82	10,184	

TOTAL OB/XF 10,184

LAND DESCRIPTION

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 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