



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
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		3 100			
Bathrooms		2 100			
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	2,472	100	2019	2,472	318,845
FGR	555	55	2019	305	39,339
FOP	100	30	2019	30	3,870
FSP	200	40	2020	80	10,318
PTO	518	5	2020	26	3,354
TOTALS	3,845			2,913	375,727

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,913	95.1750	132.29	385,361	2019	2019	0	0	2.50	97.50
1 SNGL FAM 100% - 2020 Heated Area: 2472 HX Base Yr 2020											
32051 PRIMROSE PARKE WAY, FERNANDINA BEACH											
BLD DATE: 04/23/2025 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										375,727	
TOTAL MARKET OB/XF VALUE										7,646	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										468,373	
SOH/AGL Deduction										137,148	
ASSESSED VALUE										331,225	
TOTAL EXEMPTION VALUE					HX HB					51,411	
BASE TAXABLE VALUE										279,814	
TOTAL JUST VALUE										468,373	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										494,319	
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