LOT 199
FLORA PARKE UNIT 6B PBK 8/283

REES JUDITH ANN TRUST/REES JUDITH ANN TRUSTEE
32064 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0556-0199-0000

BUILDING CHARACTERISTICS

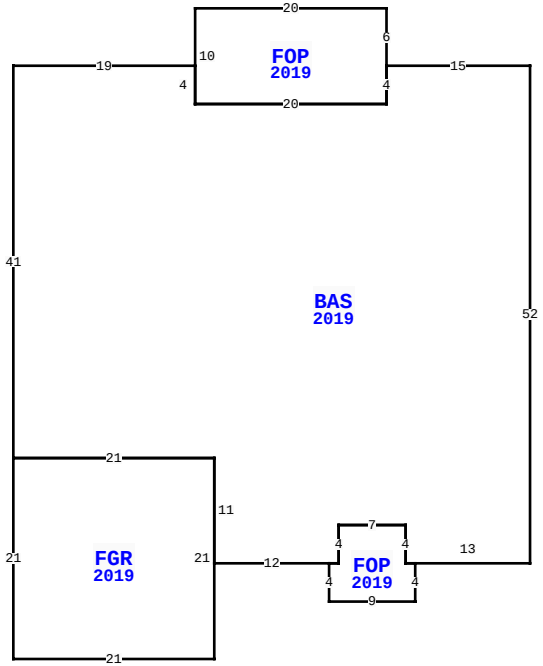
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,469	100	2019	2,469	334,780
FGR	441	55	2019	243	32,949
FOP	64	30	2019	19	2,576
FOP	200	30	2019	60	8,135
TOTALS	3,174			2,791	378,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,791	100.0512	139.07	388,144	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 2469 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

32064 PRIMROSE PARKE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	378,440
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	463,440
SOH/AGL Deduction	112,714
ASSESSED VALUE	350,726
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	299,315
TOTAL JUST VALUE	463,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905325	CO ISSUED	0	09/26/2019
19005325	NEW CONSTR	329,295	05/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1591	3/20/2024	WD	U	I	11	100
GRANTOR: REES JUDITH A						
GRANTEE: REES JUDITH ANN TRU						
2340/0455	2/18/2020	WD	Q	I	01	329,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REES JUDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N6 W20 S10 E20 N4$ S4 W20 N4 W19 S41 FGR=[YR=2019] S21 E21 N21 W21$ E21 S11 E12 FOP=[YR=2019] S4 E9 N4 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E13 N52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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