LOT 213
FLORA PARKE UNIT 6B PBK 8/283

WILCOX LARRY R/DENNY ANEITA W
32360 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0556-0213-0000

BUILDING CHARACTERISTICS

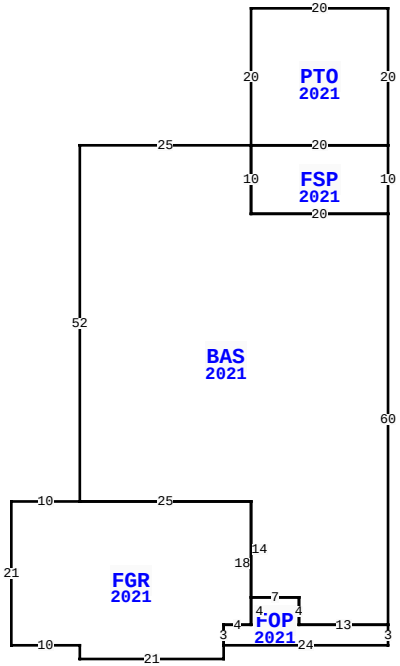
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2021	2,472	330,127
FGR	765	55	2021	421	56,223
FOP	100	30	2021	30	4,006
FSP	200	40	2021	80	10,683
PTO	400	5	2021	20	2,671
TOTALS	3,937			3,023	403,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,023	97.5384	135.58	409,858	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2472 HX Base Yr 2022



32360 FERN 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	403,710
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	491,950
SOH/AGL Deduction	82,201
ASSESSED VALUE	409,749
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	358,338
TOTAL JUST VALUE	491,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000218	SCRN ENCLSR	8,410	01/05/2022
C2006585	CO ISSUED	0	03/30/2021
B2006585	NEW CONSTR	347,697	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0993	3/30/2021	WD	Q	I	01	400,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILCOX LARRY R & AN						
2395/0823	9/22/2020	WD	U	V	30	72,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N20 W20 S20 BAS=[YR=2021] W25 S52
FGR=[YR=2021] W10 S21 E10 S2 E21 N2 FOP=[YR=2021] E24 N3
W13 N4 W7 S4 W4 S3$ N3 E4 N18 W25$ E25 S14 E7 S4 E13 N60
FSP=[YR=2021] N10 W20 S10 E20$ W20 N10$ E20 $.

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	20	10	200.00	SF	18.00	18.00	100	2022	2022	3	90	3,240	

TOTAL OB/XF 3,240

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