LOT 217
FLORA PARKE UNIT 6B PBK 8/283

SKAGGS MARK D & LAURA D L/E/
32104 HONEYCOMB PARKE CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0556-0217-0000

BUILDING CHARACTERISTICS

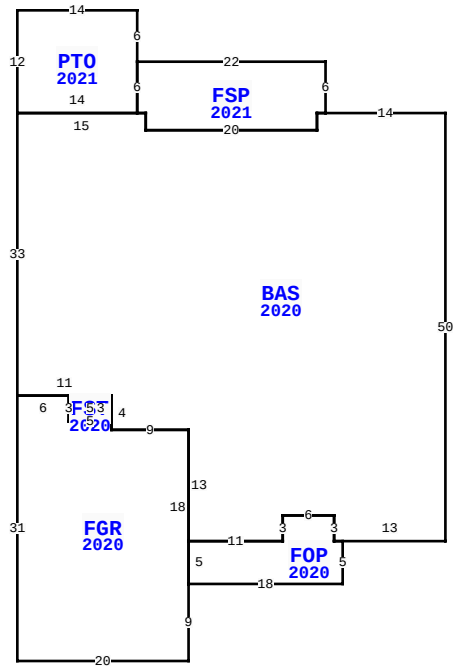
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,138	100	2020	2,138	288,871
FGR	569	55	2020	313	42,290
FOP	108	30	2020	32	4,324
FSP	172	40	2021	69	9,323
FST	15	55	2020	8	1,081
PTO	168	5	2021	8	1,081
TOTALS	3,170			2,568	346,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	99.1872	137.87	354,050	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2138 HX Base Yr 2021



32104 HONEYCOMB PARKE CT, 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		346,969
TOTAL MARKET OB/XF VALUE		8,514
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,483
SOH/AGL Deduction		100,210
ASSESSED VALUE		340,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,862
TOTAL JUST VALUE		440,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005854	SCRN ENCLSR	10,143	08/01/2020
C1910923	CO ISSUED	0	03/12/2020
B1910923	NEW CONSTR	302,384	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1904	12/04/2024	LE	U	I	11	100
GRANTOR: SKAGGS MARK D & LAURA						
GRANTEE: CECIL JENNIFER E						
2350/0540	3/25/2020	WD	Q	I	02	339,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SKAGGS MARK D & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2021] N6 W22 PTO=[YR=2021] N6 W14 S12 E14 N6 $ S6 E1 S2 E20 N2 E1$ W1 S2 W20 N2 W15 S33 FGR=[YR=2020] S31 E20 N9 FOP=[YR=2020] E18 N5 W1 N3 W6 S3 W11 S5$ N18 W9 N1 FST=[YR=2020] N3 W5 S3 E5$ W5 N3 W6$ E11 S4 E9 S13 E11 N3 E6 S3 E13 N50$.

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
4	0911	SCRN RM A	0	100	25	22	550.00	SF	18.00	18.00	100	2021	2021	3	86	8,514	

LAND DESCRIPTION

TOTAL OB/XF 8,514

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