LOT 29
IN OR 1574/975
FLORA PARKE #4 PB 7/137

SELLEK MARK W & PAULA
32312 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

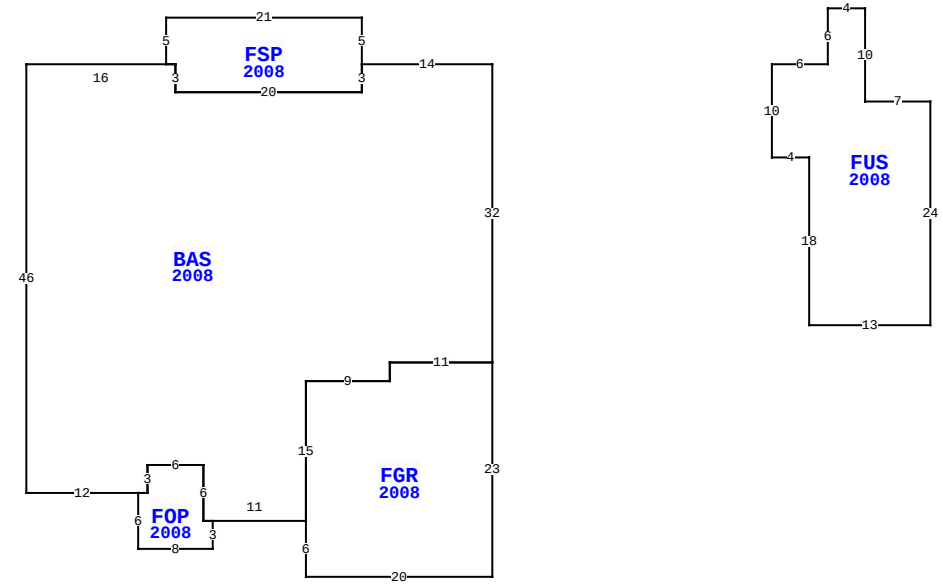
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100	1,993	240,676
FGR	442	55	243	29,345
FOP	63	30	19	2,294
FSP	165	40	66	7,970
FUS	400	100	400	48,304
TOTALS	3,063		2,721	328,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	109.3440	129.85	353,322	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2009 Heated Area: 2393 HX Base Yr 2009



32312 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	08/18/2008	RK	LGL DATE
XF DATE	08/18/2008	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,589
TOTAL MARKET OB/XF VALUE		3,093
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		396,682
SOH/AGL Deduction		186,616
ASSESSED VALUE		210,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,066
TOTAL JUST VALUE		396,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20402	ELEC OTHER	2,000	01/01/2008
M13585	MECH OTHER	0	01/01/2008
P12929	OTHER	0	01/01/2008
C20780	CO ISSUED	198,396	11/01/2007
C20780	CO ISSUED	198,396	11/01/2007
R10877	REPAIR/RRF	2,800	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1574/0975	6/30/2008	WD	Q	I		230,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SELLEK MARK W & PAU						
1526/1526	9/24/2007	WD	U	V	19	120,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2008] N5 W21 S5 E1 S3 E20 N3 $ S3 W20 N3 W16 S46 E12 FOP=[YR=2008] S6 E8 N3 W1 N6 W6 S3 W1 $ E1 N3 E6 S6 E11 FGR=[YR=2008] S6 E20 N23 W11 S2 W9 S15 $ N15 E9 N2 E11 N32 $ PTR= E30 FUS=[YR=2008] E6 N6 E4 S10 E7 S24 W13 N18 W4 N10 $ W30 $.

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
1	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20	5.20	100	2008	2008	3	90	3,093	

LAND DESCRIPTION

TOTAL OB/XF 3,093

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS