LOT 1
FLORA PARKE #5 PB 7/335

MENZIES DONNA S REV TRUST/MENZIES DONNA S TRUSTEE
32797 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0001-0000

BUILDING CHARACTERISTICS

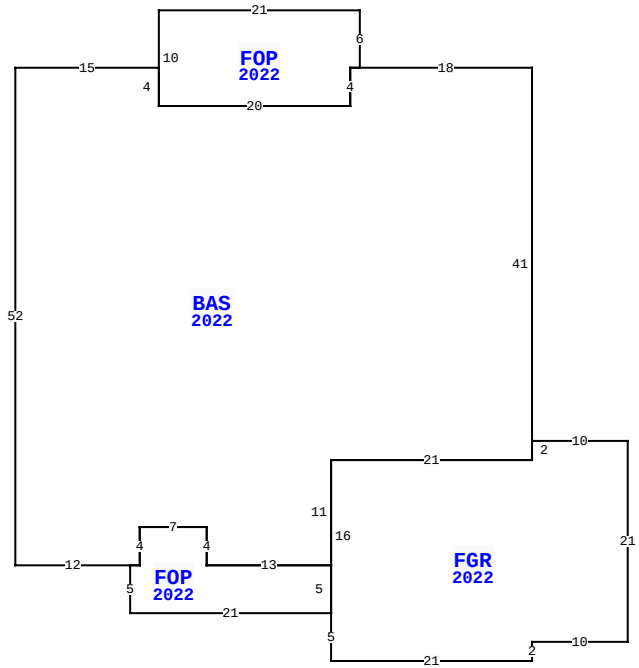
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,469	100	2,469	311,983
FGR	651	55	358	45,237
FOP	133	30	40	5,054
FOP	206	30	62	7,834
TOTALS	3,459		2,929	370,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,929	106.4080	126.36	370,108	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2469 HX Base Yr 2023



32797 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 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		370,108
TOTAL MARKET OB/XF VALUE		4,295
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		439,403
SOH/AGL Deduction		0
ASSESSED VALUE		439,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,403
TOTAL JUST VALUE		439,403
NCON VALUE		374,403
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108443	CO ISSUED	0	07/22/2022
B2108443	NEW CONSTR	363,144	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0955	8/02/2022	SW	Q	I	02	590,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MENZIES DONNA S REV						
2498/0207	9/17/2021	WD	U	V	30	87,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FOP=[YR=2022] N6 W21 S10 E20 N4 E1$ W1 S4 W20 N4 W15 S52 E12 FOP=[YR=2022] S5 E21 FGR=[YR=2022] S5 E21 N2 E10 N21 W10 S2 W21 S16$ N5 W13 N4 W7 S4 W1 $ E1 N4 E7 S4 E13 N11 E21 N41$.

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	826.00	SF	5.20	5.20	100	2022	2022	3	100	4,295	

LAND DESCRIPTION

TOTAL OB/XF 4,295

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/06/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS