

HILL JOHN W & KAREN Y
32757 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

1603WD FR STUC 100
GABLE/HIP 100

0305COMP SHNGL 100
DRYWALL 100

1411CARPET 70
CLAY TILE 30

0303CENTRAL 100

0404AIR DUCTED 100

41002100WOOD FRAME 100

1.01.100
0100NONE 100

0303Quality Level 03

0100SINGLE FAMILY

MKT AREA04

4041.00

2,8152,488292,539

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,488106.4640126.43314,55820082008007.0093.00

1 SNGL FAM - 100% - 2022Heated Area: 2180HX Base Yr 2022

FSP2008

BAS2008

FOP2008

FGR2008

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE292,539

TOTAL MARKET OB/XF VALUE2,892

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE360,431

SOH/AGL Deduction59,007

ASSESSED VALUE301,424

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE251,424

TOTAL JUST VALUE360,431

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE292,645

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSNSALE PRICE

2643/9435/24/2023WDQI01472,500

GRANTOR: BENTON DAVID

GRANTEE:HILL JOHN W & KAREN

2459/03075/05/2021WDQI01365,000

GRANTOR: JUNKER TODD J & KATHL

GRANTEE:BENTON DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2008] N5 W20 S9 E20 N4 \$ S4 W20 N4 W15 S47 E11 FOP=[YR=2008] S5 E9 N3 W1 N4 W6 S2 W2 \$ E2 N2 E6 S4 E11 FGR=[YR=2008] S13 E20 N20 W20 S7 \$ N7 E20 N42 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000618.00SF5.205.20100200820083902,892

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE04/25/2018BYKWXTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/02/2023 BY SYS