LOT 7
IN OR 2029/1667
FLORA PARKE #5 PB 7/335

JOHNSON JUDITH M & LOUIE C
32719 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0007-0000

BUILDING CHARACTERISTICS

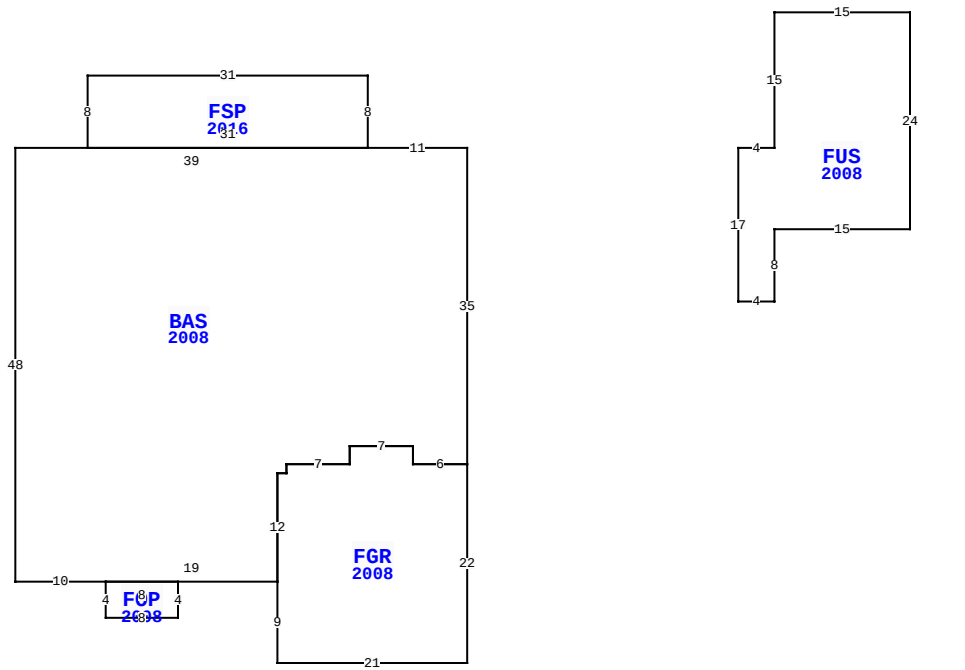
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,114	100	2,114	247,758
FGR	475	55	261	30,589
FOP	32	30	10	1,172
FSP	248	40	99	11,603
FUS	428	100	428	50,161
TOTALS	3,297		2,912	341,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,912	106.1260	126.02	366,970	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2017 Heated Area: 2542 HX Base Yr 2017



BLD DATE	03/23/2009 RK	LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

32719 SUNNY PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,282
TOTAL MARKET OB/XF VALUE		5,969
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		412,251
SOH/AGL Deduction		166,469
ASSESSED VALUE		245,782
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,782
TOTAL JUST VALUE		412,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2007107	H/AC	0	08/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2029/1667	2/19/2016	WD	Q	I	02	265,000
GRANTOR: REILLY MICHAEL J & DO						
GRANTEE: JOHNSON JUDITH M &						
1895/0068	12/20/2013	WD	Q	I	01	245,000
GRANTOR: PENDLETON GLENN D & B						
GRANTEE: REILLY MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 FSP=[YR=2016] N8 W31 S8 E31 $ W39 S48 E10 FOP=[YR=2008] S4 E8 N4 W8 $ E19 FGR=[YR=2008] S9 E21 N22 W6 N2 W7 S2 W7 S1 W1 S12 $ N12 E1 N1 E7 N2 E7 S2 E6 N35 $ PTR= E30 FUS=[YR=2008] E4 N15 E15 S24 W15 S8 W4 N17 $ 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	620.00	SF	5.20	5.20	100	2008	2008	3	90	2,902	
2	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	100	2012	2012	3	71	3,067	

LAND DESCRIPTION

TOTAL OB/XF 5,969

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 01/05/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS