LOT 8
FLORA PARKE #5 PB 7/335

TAYLOR MARK
32707 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0008-0000

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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

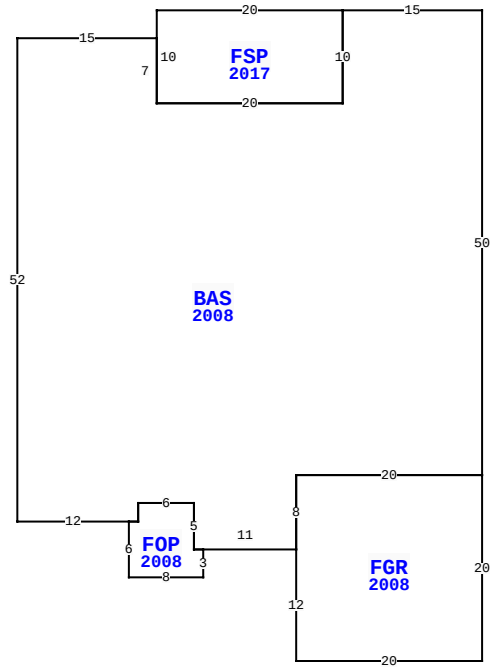
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	290,393
FGR	400	55	220	26,334
FOP	57	30	17	2,035
FSP	200	40	80	9,576
TOTALS	3,083		2,743	328,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	108.3840	128.71	353,052	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2023 Heated Area: 2426 HX Base Yr 2023



32707 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	03/23/2009 RK	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		328,338
TOTAL MARKET OB/XF VALUE		6,199
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		399,537
SOH/AGL Deduction		208,263
ASSESSED VALUE		191,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,274
TOTAL JUST VALUE		399,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0384	2/02/2022	WD	Q	I	01	455,000
GRANTOR: MCKENDREE DANIEL L &						
GRANTEE: TAYLOR MARK						
1623/1341	5/21/2009	WD	Q	I	01	235,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCKENDREE DANIEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2017] W20 S10 E20 N10 $ S10 W20 N7 W15 S52 E12 FOP=[YR=2008] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2008] S12 E20 N20 W20 S8 $ N8 E20 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2008	2008	3	90	2,944	

LAND DESCRIPTION

TOTAL OB/XF 6,199

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 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