

LOT 9
IN OR 1869/233
FLORA PARKE #5 PB 7/335

ROESER DAVID L & NANCY L
32695 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0009-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

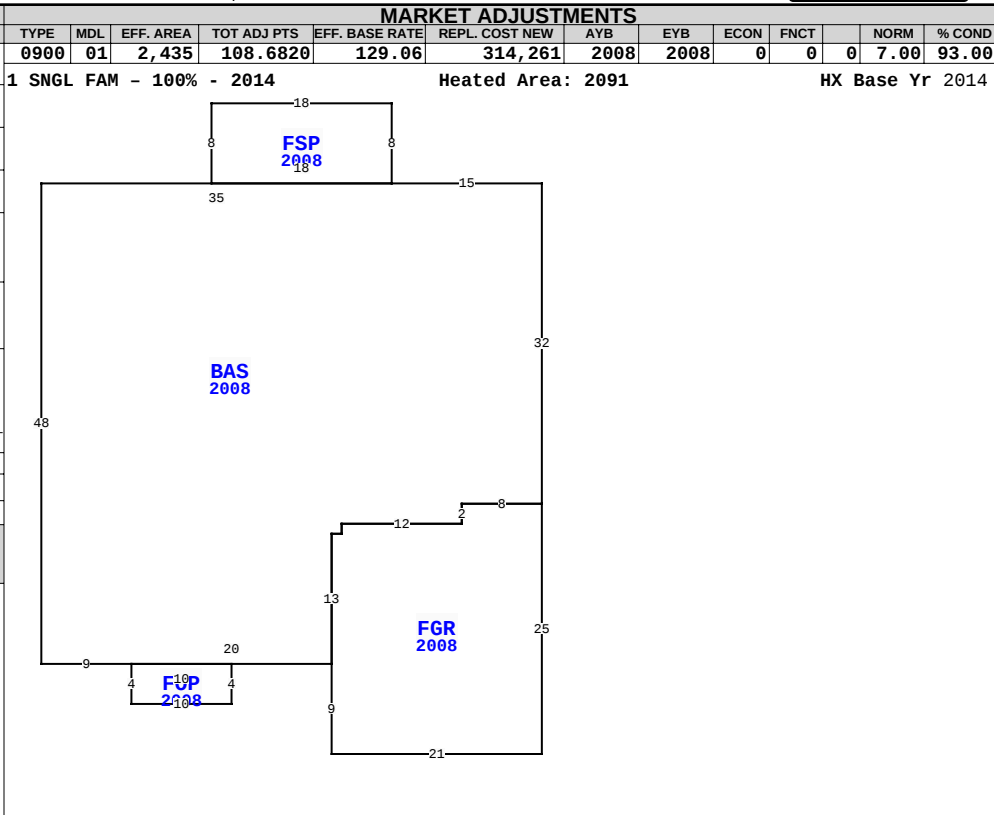
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	250,974
FGR	498	55	274	32,887
FOP	40	30	12	1,441
FSP	144	40	58	6,961

TOTALS	2,773		2,435	292,263
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



32695 SUNNY PARKE DR, FERNANDINA BEACH	BLD DATE 03/23/2009	RK	LGL DATE	06/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
2,808									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	292,263		
TOTAL MARKET OB/XF VALUE	2,808		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	360,071		
SOH/AGL Deduction	150,122		
ASSESSED VALUE	209,949		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	154,949		
TOTAL JUST VALUE	360,071		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	292,310		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1869/0233	7/22/2013	WD	Q	I	02
GRANTOR: PHELPS ROBERT C & DEA					SALE PRICE 215,000
GRANTEE: ROESER DAVID L & NA					
1593/1689	11/18/2008	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					215,000
GRANTEE: PHELPS ROBERT C & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W15 FSP=[YR=2008] N8 W18 S8 E18 \$ W35 S48 E9 FOP=[YR=2008] S4 E10 N4 W10 \$ E20 FGR=[YR=2008] S9 E21 N25 W8 S2 W12 S1 W1 S13 \$ N13 E1 N1 E12 N2 E8 N32 \$.									