LOT 10
IN OR 2053/1274
FLORA PARKE #5 PB 7/335

BROWNING VICKI
32679 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0010-0000

BUILDING CHARACTERISTICS

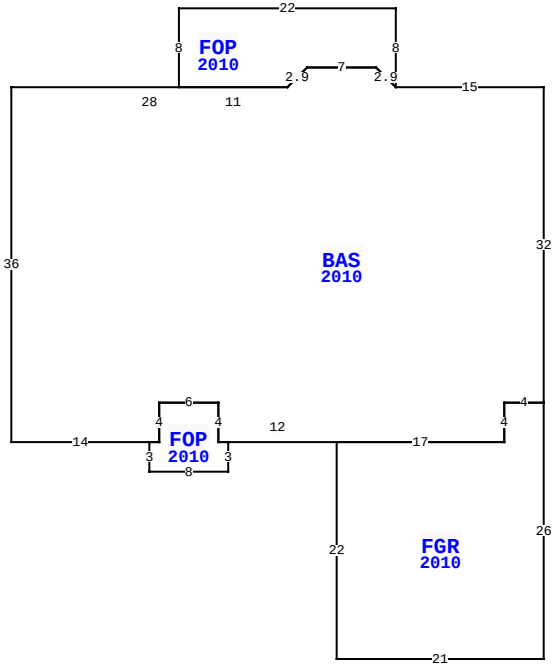
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,922	100	1,922	235,266
FGR	478	55	263	32,193
FOP	48	30	14	1,714
FOP	158	30	47	5,753
TOTALS	2,606		2,246	274,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	109.6620	130.22	292,474	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 1922 HX Base Yr 2017



32679 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		274,926
TOTAL MARKET OB/XF VALUE		6,801
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,727
SOH/AGL Deduction		123,354
ASSESSED VALUE		223,373
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,373
TOTAL JUST VALUE		346,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922941	CO ISSUED	0	05/24/2010
M15063	MECH OTHER	0	02/01/2010
E22374	ELEC OTHER	0	01/01/2010
P14115	OTHER	0	01/01/2010
B0922941	NEW CONSTR	173,580	10/01/2009
R0912137	REPAIR/RRF	3,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/1274	6/17/2016	WD	Q	I	01	240,000
GRANTOR: RUSSELL DANIEL J & CO						
GRANTEE: BROWNING VICKI						
1685/0227	6/11/2010	WD	Q	I	01	215,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RUSSELL DANIEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FOP=[YR=2010] N8 W22 S8 E11 U2 R2 E7 D2 R2 $ U2 L2 W7 D2 L2 W28 S36 E14 FOP=[YR=2010] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E12 FGR=[YR=2010] S22 E21 N26 W4 S4 W17 $ E17 N4 E4 N32 $.

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	0812	CONCRETE C	0	100	0	0	1,007.00	SF	4.00	4.00	100	2010	2010	3	92	3,706	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2012	2012	3	71	2,840	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 6,801

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	0003	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