LOT 11
IN OR 1722/383
FLORA PARKE #5 PB 7/335

BELL ROBERT S & BETTY JANE
32657 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

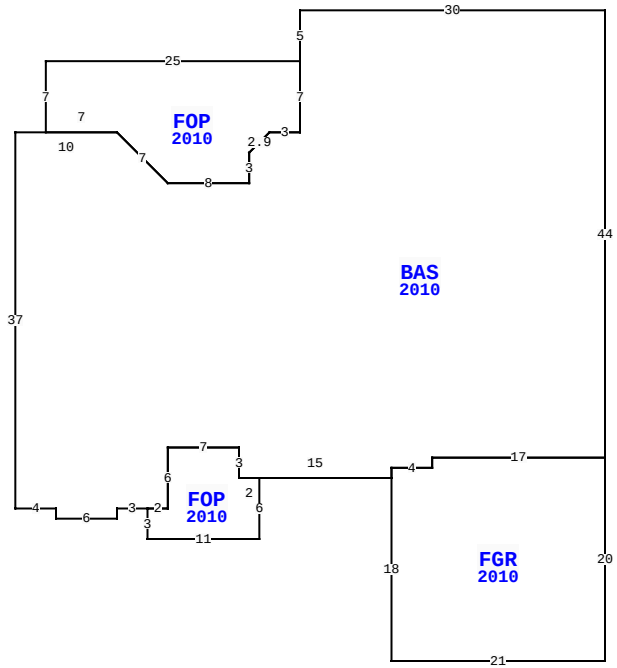
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,270	100	2,270	269,776
FGR	416	55	229	27,215
FOP	81	30	24	2,852
FOP	230	30	69	8,201
TOTALS	2,997		2,592	308,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,592	106.4640	126.43	327,707	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2012 Heated Area: 2270 HX Base Yr 2012



32657 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,045
TOTAL MARKET OB/XF VALUE		29,830
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		402,875
SOH/AGL Deduction		182,855
ASSESSED VALUE		220,020
TOTAL EXEMPTION VALUE	VP HX HB	67,002
BASE TAXABLE VALUE		153,018
TOTAL JUST VALUE		402,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25230	ADDITION	19,831	10/01/2011
B25170	SWIM POOL	0	09/01/2011
C0922939	CO ISSUED	0	05/24/2010
M15062	MECH OTHER	0	02/01/2010
E22375	ELEC OTHER	0	01/10/2010
P14116	OTHER	0	01/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1722/0383	1/18/2011	WD	U	I	35	230,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BELLS ROBERT S & BE						
1663/1091	2/16/2010	WD	U	V	30	42,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W30 S5 FOP=[YR=2010] W25 S7 E7 D5 R5 E8 N3 U2 R2 E3 N7 $ S7 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E3 FOP=[YR=2010] S3 E11 N6 W2 N3 W7 S6 W2 $ E2 N6 E7 S3 E15 FGR=[YR=2010] S18 E21 N20 W17 S1 W4 S1 $ N1 E4 N1 E17 N44 $.

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	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2010	2010	3	92	3,014	
3	0911	SCRN RM A	0	100	0	0	711.00	SF	17.50	17.50	100	2011	2011	3	55	6,843	
4	0855	CONC PAVER	0	100	0	0	619.00	SF	10.00	10.00	100	2011	2011	3	93	5,757	
5	0861	POOL GUNIT	0	100	0	0	170.00	SF	85.00	85.00	100	2011	2011	3	68	9,826	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100	

LAND DESCRIPTION

TOTAL OB/XF 29,830

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS