LOT 14
IN OR 1883/738
FLORA PARKE #5 PB 7/335

STRICKLAND TIMOTHY & CASSANDRA
32617 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0014-0000

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 60
Interior Floo	11	CLAY TILE 40
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

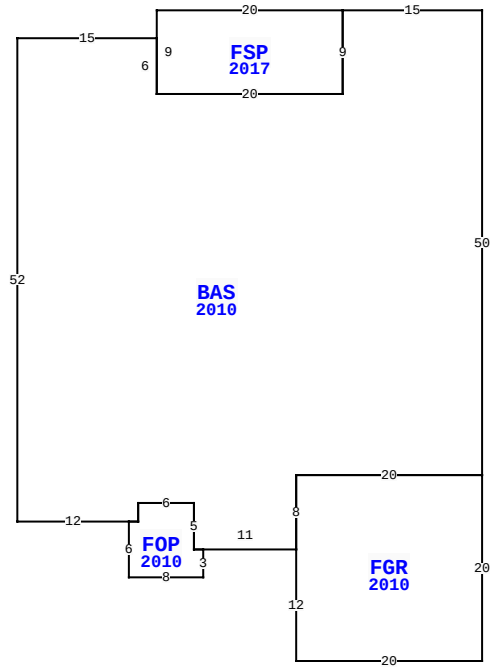
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,446	100	2,446	299,338
FGR	400	55	220	26,923
FOP	57	30	17	2,080
FSP	180	40	72	8,812
TOTALS	3,083		2,755	337,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,755	109.6320	130.19	358,673	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2014 Heated Area: 2446 HX Base Yr 2014



32617 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		337,153
TOTAL MARKET OB/XF VALUE		8,714
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		410,867
SOH/AGL Deduction		170,148
ASSESSED VALUE		240,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,719
TOTAL JUST VALUE		410,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704279	H/AC	0	07/01/2017
B22991	CO ISSUED	0	12/10/2010
M15545	H/AC	0	08/01/2010
P14353	NEW CONSTR	0	07/01/2010
E22747	ELEC OTHER	0	06/01/2010
R12172	REPAIR/RRF	3,000	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/0738	9/13/2013	WD	Q	I	02	250,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STRICKLAND TIMOTHY						
1664/1399	2/18/2010	WD	U	V	30	42,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FSP=[YR=2017] W20 S9 E20 N9 $ S9 W20 N6 W15 S52 E12 FOP=[YR=2010] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2010] 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	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2010	2010	3	92	2,913	
2	0462	ST/AL FNC	0	100	122	4	488.00	SF	10.00	10.00	100	2014	2014	3	78	3,806	
3	0855	CONC PAVER	0	100	0	0	210.00	SF	10.00	10.00	100	2014	2014	3	95	1,995	

LAND DESCRIPTION

TOTAL OB/XF 8,714

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