

LOT 17
IN OR 1616/1351
FLORA PARKE #5 PB 7/335

LENTZ JONATHAN E & KARIANNE
32571 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0017-0000



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	1,955	100	1,955	238,032
FGR	460	55	253	30,805
FOP	63	30	19	2,313
FSP	160	40	64	7,792
TOTALS	2,638		2,291	278,942

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	220.00	SF	10.00	10.00	100	2009
2	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2009
3	0462	ST/AL FNC	0	0	0	0	600.00	SF	10.00	10.00	100	2009
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	109.6620	130.22	298,334	2009	2009	0	0	0	6.50	93.50
1 SNGL FAM - 0% - 0 Heated Area: 1955 HX Base Yr												
32571 SUNNY PARKE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/22/2023 MLU												

TOTAL OB/XF												
8,928												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,942	
TOTAL MARKET OB/XF VALUE		8,928	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		352,870	
SOH/AGL Deduction		70,865	
ASSESSED VALUE		282,005	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		282,005	
TOTAL JUST VALUE		352,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21773	CO ISSUED	0	03/09/2009
B21773	NEW CONSTR	0	12/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1616/1351	4/15/2009	WD	Q	I	01	215,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LENTZ JONATHAN E &						
1584/1591	9/12/2008	WD	U	V	19	42,000
GRANTOR: FLORA PARKE DEV V INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2009] W15 FSP=[YR=2009] N4 W20 S8 E20 N4 \$ S4 W20 N4 W15 S46 E12 FOP=[YR=2009] S6 E8 N3 W1 N6 W6 S3 W1 \$ E1 N3 E6 S6 E11 FGR=[YR=2009] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.												