

LOT 18
IN OR 1972/1801
FLORA PARKE #5 PB 7/335

THURSTON ROBERT H & JOAN
32565 SUNNY PARKE DR
FERNANDINA BEACH, FL 32035

2023

26-2N-28-0553-0018-0000



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	

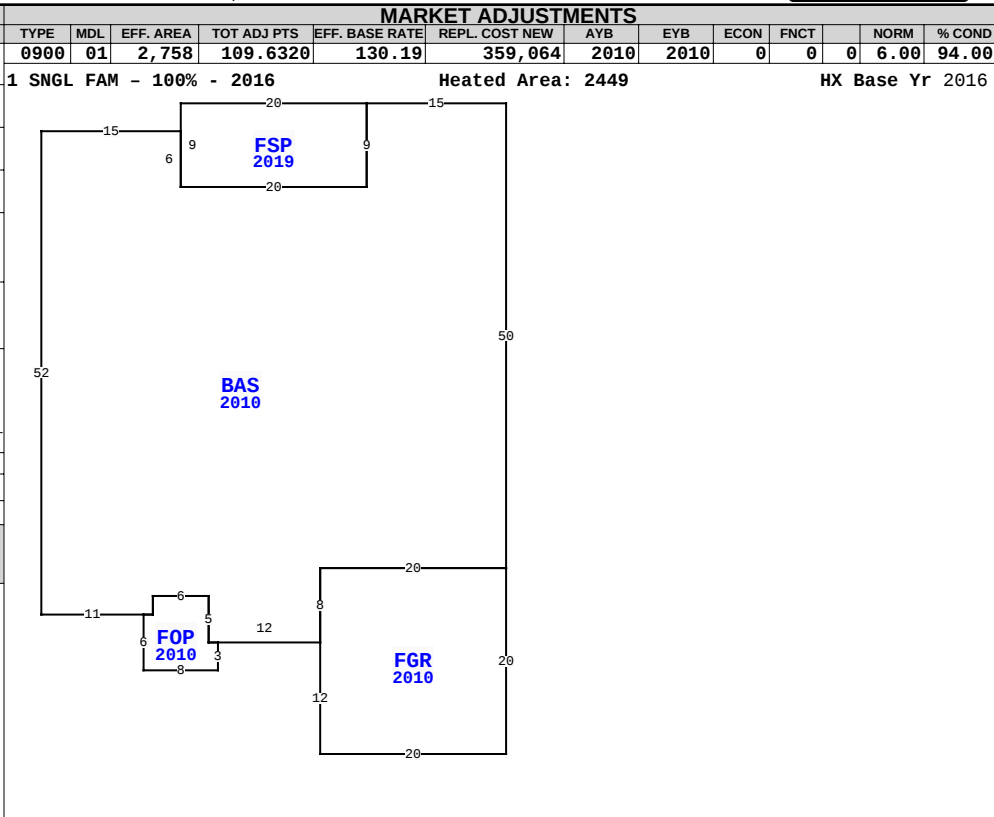
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,449	100	2,449	299,705
FGR	400	55	220	26,923
FOP	57	30	17	2,080
FSP	180	40	72	8,812

TOTALS	3,086		2,758	337,520
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20	100
3	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100
5	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE 03/12/2020 BY KWA



32565 SUNNY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	644.00	SF	5.20	5.20	100	2010	2010	3	92	3,081	
3	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2013	2013	3	75	2,250	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
5	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2012	2012	3	94	4,794	

TOTAL OB/XF											
13,676											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										337,520	
TOTAL MARKET OB/XF VALUE										13,676	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										416,196	
SOH/AGL Deduction										149,064	
ASSESSED VALUE										267,132	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										217,132	
TOTAL JUST VALUE										416,196	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										331,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23265	CO ISSUED	0	07/01/2010
B23265	NEW CONSTR	304,766	02/01/2010
E22418	ELEC OTHER	0	02/01/2010
P14148	OTHER	0	02/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1972/1801	3/17/2015	WD	Q	I	01	296,000	
GRANTOR:MURRAY ANGELA R							
GRANTEE:THURSTON ROBERT H &							
1728/0547	2/22/2011	WD	Q	I	02	243,000	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:MURRAY ANGELA R							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W15 FSP=[YR=2019] W20 S9 E20 N9 \$ S9 W20 N6 W15 S52 E11 FOP=[YR=2010] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E12 FGR=[YR=2010] S12 E20 N20 W20 S8 \$ N8 E20 N50 \$.											