LOT 24
IN OR 2196/1822
FLORA PARKE #5 PB 7/335

PURCELL GAINES D & LINDA M
32471 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

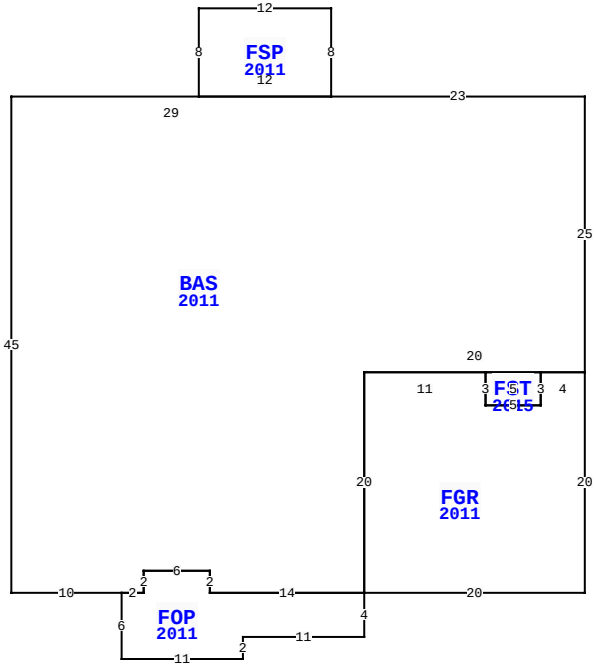
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,928	100	1,928	237,255
FGR	385	55	212	26,089
FOP	122	30	37	4,553
FSP	96	40	38	4,676
FST	15	55	8	985
TOTALS	2,546		2,223	273,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	109.6620	130.22	289,479	2011	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2019 Heated Area: 1928 HX Base Yr 2019



32471 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		273,558
TOTAL MARKET OB/XF VALUE		3,926
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		342,484
SOH/AGL Deduction		116,079
ASSESSED VALUE		226,405
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,405
TOTAL JUST VALUE		342,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124333	CO ISSUED	0	06/20/2011
M15969	H/AC	0	02/01/2011
P14646	OTHER	0	02/01/2011
B24333	NEW CONSTR	211,975	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1822	5/15/2018	WD	Q	I	02	265,000
GRANTOR: GROSS VICTOR J & SHES						
GRANTEE: PURCELL GAINES D &						
1746/0116	6/28/2011	WD	Q	I	02	200,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GROSS VICTOR J & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W23 FSP=[YR=2011] N8 W12 S8 E12 $ W29 S45 E10
FOP=[YR=2011] S6 E11 N2 E11 N4 FGR=[YR=2011] E20 N20 W4
FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S20 $ W14 N2 W6 S2
W2 $ E2 N2 E6 S2 E14 N20 E20 N25 $.

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	700.00	SF	5.20	5.20	100	2011	2011	3	93	3,385	
2	0855	CONC PAVER	0	100	12	6	72.00	SF	8.00	8.00	100	2012	2012	3	94	541	

LAND DESCRIPTION

TOTAL OB/XF 3,926

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS