

LOT 25
IN OR 2061/546
FLORA PARKE #5 PB 7/335

EASTERLY MATTHEW I
32459 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0025-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,983	100	1,983	243,331
FGR	451	55	248	30,432
FOP	70	30	21	2,577
FSP	190	40	76	9,326
FUS	366	100	366	44,911
TOTALS	3,060		2,694	330,576

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	2,786
2	0855	CONC PAVER	0	100	0	0	298.00	SF	10.00	10.00	2,831
3	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	3,067
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	255

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,694	109.3440	129.85	349,816	2011	2011	0	0	5.50	94.50

1 SNGL FAM - 100% - 2018

TOTAL OB/XF											
8,939											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
330,576											
TOTAL MARKET OB/XF VALUE											
8,939											
TOTAL LAND VALUE - MARKET											
65,000											
TOTAL MARKET VALUE											
404,515											
SOH/AGL Deduction											
137,692											
ASSESSED VALUE											
266,823											
TOTAL EXEMPTION VALUE											
HX HB XM											
50,000											
BASE TAXABLE VALUE											
216,823											
TOTAL JUST VALUE											
404,515											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
324,567											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124878	CO ISSUED	0	11/15/2011
E23687	NEW CONSTR	0	08/01/2011
M16403	H/AC	0	07/01/2011
E23634	NEW CONSTR	0	07/01/2011
E23634	NEW CONSTR	0	07/01/2011
P14867	NEW CONSTR	0	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/0546	7/22/2016	WD	Q	I	01	265,500
GRANTOR:WELSH ZACHARY KEVIN &						
GRANTEE:EASTERLY MATTHEW I						
1838/1737	1/31/2013	WD	Q	I	01	225,500
GRANTOR:SEDA CONSTRUCTION COM						
GRANTEE:WELSH ZACHARY KEVIN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W14 FSP=[YR=2015] N5 W22 S5 E1 S4 E20 N4 E1 \$ W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2011] S6 E9 N4 W1 N5 W6 S3 W2 \$ E2 N3 E6 S5 E11 FGR=[YR=2011] S6 E20 N23 W11 S1 W9 S16 \$N16 E9 N1 E11 N32 \$ PTR= E30 FUS=[YR=2011] E9 S4 E7 S6 E1 S18 W13 N18 W4 N10 \$ W30 \$.											