

LOT 26  
IN OR 1813/895  
FLORA PARKE #5 PB 7/335

DIGREGORIO DANIEL T & JENNIFER M  
32443 SUNNY PARKE DR  
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0026-0000



| 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                | 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       | 1,885            | 100         | 1,885        | 235,287              |
| FGR       | 441              | 55          | 243          | 30,332               |
| FOP       | 98               | 30          | 29           | 3,620                |
| FOP       | 160              | 30          | 48           | 5,992                |
| TOTALS    | 2,584            |             | 2,205        | 275,229              |

| 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 | 689.00 | SF | 5.20     | 5.20           |       |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 98 | 0 | 392.00 | SF | 10.00    | 10.00          |       |

| 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  | 2,205     | 110.6420    | 131.39         | 289,715        | 2012 | 2012 | 0    | 0    | 5.00 | 95.00  |
| 1 SNGL FAM - 100% - 2015 Heated Area: 1885 HX Base Yr 2015 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 32443 SUNNY PARKE DR, FERNANDINA BEACH                     |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,668       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1                        |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                           |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY                       |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 275,229      |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 9,668     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 65,000   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 349,897         |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 133,133          |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 216,764             |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 166,764         |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 349,897           |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 282,181    |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B25514     | CO ISSUED   | 0       | 05/14/2012 |
| E24654     | NEW CONSTR  | 0       | 02/01/2012 |
| E24621     | NEW CONSTR  | 0       | 01/01/2012 |
| P15655     | NEW CONSTR  | 0       | 01/01/2012 |
| B25514     | NEW CONSTR  | 216,917 | 01/01/2012 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1813/0895                      | 8/29/2012 | WD           | Q      | I      | 01        | 205,900       |
| GRANTOR: SEDA CONSTRUCTION COM |           |              |        |        |           |               |
| GRANTEE: DIGREGORIO DANIEL T   |           |              |        |        |           |               |
| 1774/1423                      | 1/12/2012 | WD           | U      | V      | 30        | 40,500        |
| GRANTOR: FLORA PARKE DEVELOPME |           |              |        |        |           |               |
| GRANTEE: SEDA CONSTRUCTION C   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W21 FOP=[YR=2012] N8 W20 S8 E20 \$ W31 S45 E10<br>FOP=[YR=2012] S4 E21 N4 FGR=[YR=2012] E21 N21 W21 S21 \$ W12<br>N2 W7 S2 W2 \$ E2 N2 E7 S2 E12 N21 E21 N24 \$ . |  |  |  |  |  |  |  |  |  |  |  |