

LOT 28
IN OR 1866/201
FLORA PARKE #5 PB 7/335

BLOCK MICHAEL D & SAMANTHA AU
32417 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0028-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,985	100	1,985	258,343
FGR	399	55	219	28,502
FOP	120	30	36	4,685
FSP	160	40	64	8,330
TOTALS	2,664		2,304	299,859

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	2013	2013
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013
3	0855	CONC PAVER	0	100	0	0	184.00	SF	10.00	10.00	100	2013	2013

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	% COND
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	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	2,304	114.7580	136.28	313,989	2013	2013	0	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2014 Heated Area: 1985 HX Base Yr 2014													
32417 SUNNY PARKE DR, FERNANDINA BEACH													

TOTAL OB/XF													
8,492													
BLD DATE 06/22/2023 MLU													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													4
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												299,859	
TOTAL MARKET OB/XF VALUE												8,492	
TOTAL LAND VALUE - MARKET												65,000	
TOTAL MARKET VALUE												373,351	
SOH/AGL Deduction												156,767	
ASSESSED VALUE												216,584	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												166,584	
TOTAL JUST VALUE												373,351	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												300,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326759	CO ISSUED	0	06/13/2013
B1326759	NEW CONSTR	233,965	01/01/2013
P1316338	NEW CONSTR	0	01/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1866/0201	6/20/2013	WD	Q	I	02	219,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BLOCK MICHAEL D & S									
1839/0173	2/06/2013	WD	U	V	30	40,500			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2013] W18 FSP=[YR=2013] N8 W20 S8 E20 \$ W32 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19 S21 \$ W11 N2 W8 S2 W2 \$ E2 N2 E8 S2 E11 N21 E19 N27 \$.													