LOT 29
IN OR 1817/44
FLORA PARKE #5 PB 7/335

PARRA FELIPE A
32405 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0029-0000

BUILDING CHARACTERISTICS

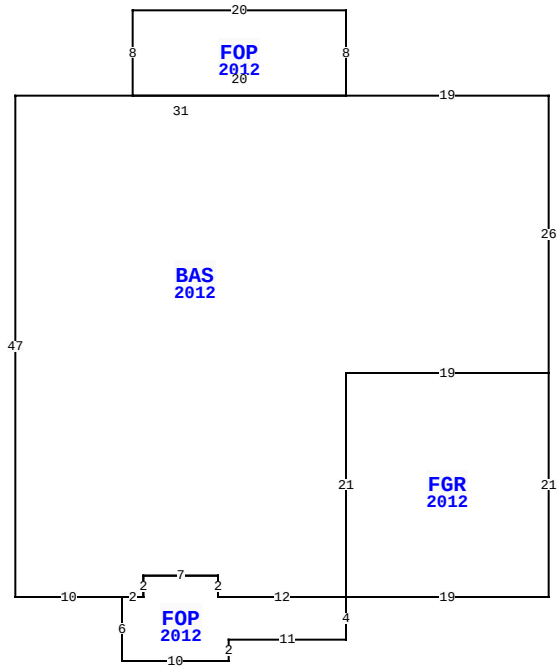
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,937	100	1,937	241,777
FGR	399	55	219	27,335
FOP	118	30	35	4,369
FOP	160	30	48	5,992
TOTALS	2,614		2,239	279,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	110.6420	131.39	294,182	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2013 Heated Area: 1937 HX Base Yr 2013



32405 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,473
TOTAL MARKET OB/XF VALUE		40,026
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		384,499
SOH/AGL Deduction		175,878
ASSESSED VALUE		208,621
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,621
TOTAL JUST VALUE		384,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428869	SWIM POOL	25,840	06/01/2014
B26032	CO ISSUED	0	09/24/2012
M17304	H/AC	0	06/01/2012
E25166	ELEC OTHER	0	06/01/2012
E25084	NEW CONSTR	0	05/01/2012
B26032	NEW CONSTR	224,446	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1817/0044	9/24/2012	WD	Q	I	02	210,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARRA FELIPE A & VI						
1793/1156	5/10/2012	WD	U	V	30	40,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W19 FOP=[YR=2012] N8 W20 S8 E20 $ W31 S47 E10 FOP=[YR=2012] S6 E10 N2 E11N4 FGR=[YR=2012] E19 N21 W19 S21 $ W12 N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	2012	2012	3	94	3,348	
3	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2012	2012	3	71	4,430	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2014	2014	3	78	25,990	
5	0855	CONC PAVER	0	100	0	0	305.00	SF	10.00	10.00	100	2014	2014	3	95	2,898	

LAND DESCRIPTION

TOTAL OB/XF 40,026

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 04/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS