

HUA TRUEQUYNH THI
32330 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030511140304COMP SHNGL 100 DRYWALL 100 CLAY TILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 3 100 WOOD FRAME 100

Stories Units Occupancy1.5001.5 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC030100MKT AREA044041.00

AreaTypeTotal Gross AreaPct Of BaseTot Adj AreaSubarea Market ValueBAS19901001990247113FGR4425524330175FOP6330192359FUS16830506209PTO36610036645448

TOTALS33442684333292

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYBECONFNCTNORM% COND

0900012684111.8400132.81356462200920090006.5093.50

1 SNGL FAM - 0% - 0Heated Area: 2356HX Base Yr

PLOT PLAN

Diagram showing building footprint and setbacks. Labels include PTO 2011, FOP 2009, BAS 2009, FGR 2009, and FUS 2009.

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE333,292TOTAL MARKET OB/XF VALUE15,383TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE413,675SOH/AGL Deduction54,689ASSESSED VALUE358,986TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE358,986TOTAL JUST VALUE413,675NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE326,351

SUMMARY

PERMIT NumbDESCRIPTIONAMTISSUED

B24649XF0B312504/01/2011B24467ADDITION632803/01/2011C21965CO ISSUED008/17/2009E21699ELEC OTHER200004/01/2009M14502MECH OTHER004/01/2009P13717OTHER004/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE

2506/060610/14/2021WDQI01399,900

GRANTOR: MAURER JEFFREY T & MEGRANTEE: HUA TRUEQUYNH THIDATE: 2439/0932TIME: 2/17/2021QCUI11100GRANTOR: MAURER JEFFREY TAYLGRANTEE: MAURER JEFFREY TAYL

BUILDING NOTES

BAS=[YR=2009] W14 FOP=[YR=2009] N5 PTO=[YR=2011] N15 W21 S15 E21 \$ W21 S8 E21 N3 \$ S3 W21 N3 W15 S32 FGR=[YR=2009] S23 E20 N21 W9 N2 W11 \$ E11 S2 E9 S15 E10 FOP=[YR=2009] S3 E8 N6 W1 N3 W6 S6 W1 \$ E1 N6 E6 S3 E13 N46 \$ PTR= E30 FUS=[YR=2009] E1 N6 E7 N4 E9 S10 W4 S18 W13 N18 \$ W30 \$.

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3500.003500.0010020092009394329020811CONCRETE B0000720.00SF5.205.2010020092009391340730476VF 6 SBPL0000180.00LF32.0032.0010020102010381466640911SCRN RM A001521315.00SF17.5017.5010020112011355303260855CONC PAVER0000104.00SF10.0010.0010020132013395988

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUETHAND ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0065000.0065000.0065000

TOTAL OB/XF

15,383

REVIEW DATE03/19/2020BYKWA

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