LOT 34
FLORA PARKE #5 PB 7/335

RESAR AARON J & LAURA A
32344 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0034-0000

BUILDING CHARACTERISTICS

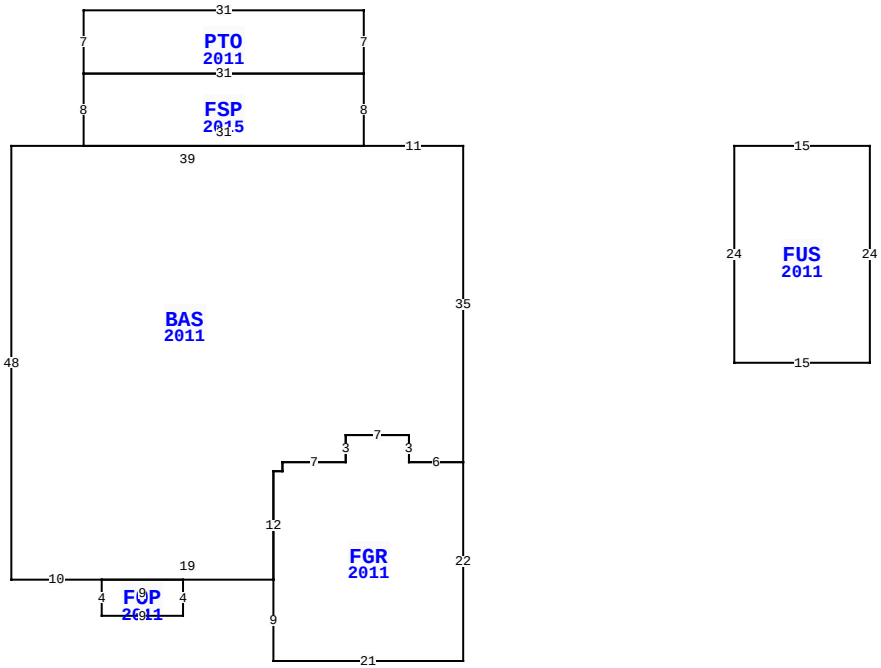
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,107	100	2,107	250,920
FGR	482	55	265	31,558
FOP	36	30	11	1,310
FSP	248	40	99	11,790
FUS	360	100	360	42,872
PTO	217	5	11	1,310
TOTALS	3,450		2,853	339,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,853	106.1260	126.02	359,535	2011	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2012 Heated Area: 2467 HX Base Yr 2012



32344 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,761
TOTAL MARKET OB/XF VALUE		41,939
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		446,700
SOH/AGL Deduction		196,200
ASSESSED VALUE		250,500
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,500
TOTAL JUST VALUE		446,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531348	SWIM POOL	26,000	10/01/2015
C24739	CO ISSUED	0	09/19/2011
M16284	H/AC	0	06/01/2011
P14804	NEW CONSTR	0	05/01/2011
B24739	NEW CONSTR	280,980	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/1834	9/23/2011	WD	Q	I	02	250,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RESAR AARON J & LAU						
1736/1907	5/02/2011	WD	U	V	30	42,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 FSP=[YR=2015] N8 PTO=[YR=2011] N7 W31 S7 E31 $ W31 S8 E31 $ W39 S48 E10 FOP=[YR=2011] S4 E9 N4 W9 $ E19 FGR=[YR=2011] S9 E21 N22 W6 N3 W7 S3 W7 S1 W1 S12 $ N12 E1 N1 E7 N3 E7 S3 E6 N35 $ PTR= E30 FUS=[YR=2011] E15 S24 W15 N24 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	582.00	SF	5.20	5.20	100	2011	2011	3	93	2,815	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	95	3,325	
3	0476	VF 6 SBPL	0	100	0	0	252.00	LF	32.00	32.00	100	2012	2012	3	85	6,854	
4	0866	POOL FIBER	0	100	24	12	288.00	SF	72.00	72.00	100	2016	2016	3	78	16,174	
5	0845	KOOL DECK	0	100	0	0	352.00	SF	7.25	7.25	100	2016	2016	3	97	2,475	
6	0911	SCRN RM A	0	100	32	20	640.00	SF	17.50	17.50	100	2016	2016	3	78	8,736	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	

LAND DESCRIPTION

TOTAL OB/XF 41,939

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	000100	C	SFR	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 03/19/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS