

LOT 35
IN OR 1772/1060
FLORA PARKE #5 PB 7/335

SCHULER TERRENCE J & MARY J
32356 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0035-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0900	01	2,442	108.6820	129.06	315,165	2011	2011	0	0	5.50	94.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016													Heated Area: 2108									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016									
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		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	2,108	100	2,108	257,095																					
FGR	460	55	253	30,856																					
FOP	52	30	16	1,951																					
FOP	180	30	54	6,586																					
FST	20	55	11	1,342																					
TOTALS			2,820	2,442	297,831																				
EXTRA FEATURES			32356 SUNNY PARKE DR, FERNANDINA BEACH																						
L N	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	598.00	SF	5.20	5.20	100	2011	2011	3	93	2,892									
2	0855	CONC PAVER	0	100	8	9	72.00	SF	10.00	10.00	100	2013	2013	3	95	684									
3	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	2019	2019	3	93	24,664									
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2019	2019	3	90	900									
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800									
6	0855	CONC PAVER	0	100	0	0	723.00	SF	10.00	10.00	100	2019	2019	3	99	7,158									
7	0911	SCRN RM A	0	100	42	28	1,176.00	SF	17.50	17.50	100	2019	2019	3	90	18,522									
8	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2019	2019	3	96	1,536									
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288									
TOTAL OB/XF 58,444																									
LAND DESCRIPTION			TOTAL OB/XF 58,444																						
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	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 10/16/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									