LOT 42
IN OR 2021/958
FLORA PARKE #5 PB 7/335

ROSS STEPHEN H/ALLAWAY-ROSS PAMELA
32436 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0042-0000

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 60
Interior Floo	11	CLAY TILE 40
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

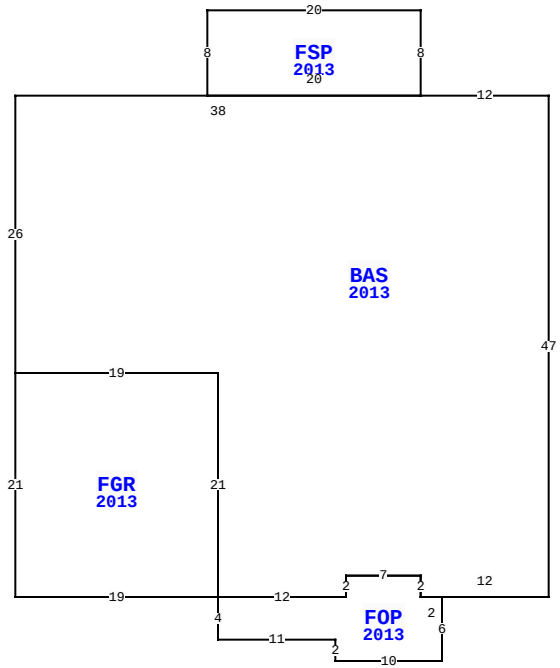
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	245,843
FGR	399	55	219	27,795
FOP	118	30	35	4,443
FSP	160	40	64	8,123
TOTALS	2,614		2,255	286,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	111.9160	132.90	299,690	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2016 Heated Area: 1937 HX Base Yr 2016



32436 SUNNY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,204
TOTAL MARKET OB/XF VALUE		8,320
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,524
SOH/AGL Deduction		130,507
ASSESSED VALUE		229,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,017
TOTAL JUST VALUE		359,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327057	ADDITION	0	05/01/2013
M1217658	H/AC	0	10/01/2012
B26351	NEW CONSTR	224,446	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0958	12/31/2015	WD	Q	I	01	232,000
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: ROSS STEPHEN H & PA						
1849/0758	3/27/2013	WD	Q	I	02	216,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OSBORNE WILLIAM K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 FSP=[YR=2013] N8 W20 S8 E20 $ W38 S26
FGR=[YR=2013] S21 E19 FOP=[YR=2013] S4 E11 S2 E10 N6 W2 N2
W7 S2 W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N47 $.

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	688.00	SF	5.20	5.20	100	2013	2013	3	95	3,399	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2013	2013	3	87	4,009	
3	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100	2013	2013	3	95	912	

LAND DESCRIPTION

TOTAL OB/XF 8,320

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