



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	2,514	106.4640	126.43	317,845	2009	2012	0	0	5.00	95.00											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 2191									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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	2,191	100	2,191	263,158																					
FGR	400	55	220	26,424																					
FOP	57	30	17	2,042																					
FSP	180	40	72	8,648																					
PTO	280	5	14	1,682																					
TOTALS			3,108	2,514	301,953																				
EXTRA FEATURES			32446 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290									
2	0811	CONCRETE B	0	0	0	0	578.00	SF	5.20	5.20	100	2009	2009	3	91	2,735									
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2011	2011	3	83	3,187									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																									
LAND DESCRIPTION			TOTAL OB/XF															9,212							
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	0	0003	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																									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,953
TOTAL MARKET OB/XF VALUE		9,212
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,165
SOH/AGL Deduction		0
ASSESSED VALUE		376,165
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		376,165
TOTAL JUST VALUE		376,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21746	CO ISSUED	0	04/03/2009
B0821746	NEW CONSTR	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0867	3/16/2022	WD	U	I	11	100

GRANTOR: BUTLER CHRISTOPHER AV
GRANTEE: BUTLER CHRISTOPHER

2534/1660	1/31/2022	WD	Q	I	01	442,500
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GRANTOR: ROSEN STEPHEN M &
GRANTEE: BUTLER CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FSP=[YR=2009] N5 PTO=[YR=2019] N14 W20
S14 E20\$ W20 S9 E20 N4 \$ S4 W20 N4 W15 S42 FGR=[YR=2009] S20
E20 N20 W20 \$ E20 S8 E10 FOP=[YR=2009] S3 E8 N6 W1 N2 W6 S5
W1 \$ E1 N5 E6 S2 E13 N47 \$.