LOT 44
FLORA PARKE #5 PB 7/335

BATEY TODD D & CELESTE D
1290 BLACK MOUNTAIN COURT
BOULDER CITY, NV 89005

2023

26-2N-28-0553-0044-0000

BUILDING CHARACTERISTICS

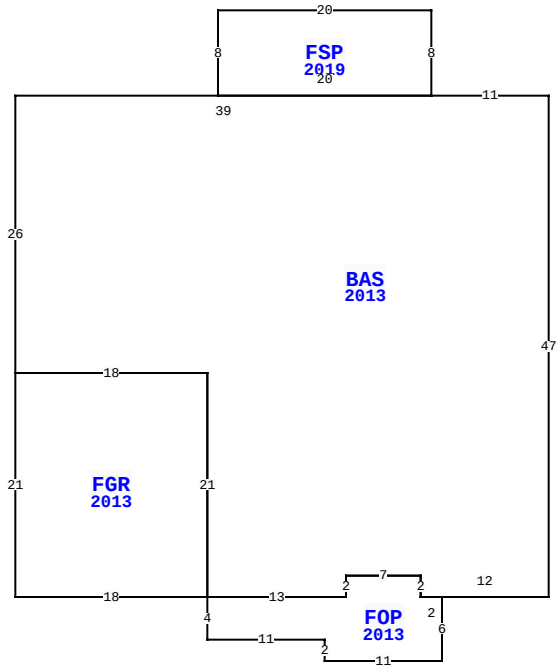
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,958	100	1,958	251,332
FGR	378	55	208	26,699
FOP	124	30	37	4,749
FSP	160	40	64	8,215
TOTALS	2,620		2,267	290,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	113.1900	134.41	304,707	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 0 Heated Area: 1958 HX Base Yr



32456 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		290,995
TOTAL MARKET OB/XF VALUE		9,475
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		365,470
SOH/AGL Deduction		111,916
ASSESSED VALUE		253,554
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		203,554
TOTAL JUST VALUE		365,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226466	CO ISSUED	0	04/24/2013
E25669	NEW CONSTR	0	12/01/2012
M17776	H/AC	0	12/01/2012
E1225579	NEW CONSTR	0	11/01/2012
P1216189	NEW CONSTR	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/0033	2/16/2023	WD	Q	I	01	430,000
GRANTOR: MONTGOMERY DANIEL JOH						
GRANTEE: BATEY TODD D & CELE						
2349/0757	3/23/2020	WD	Q	I	01	289,000
GRANTOR: TURNOCK WILLIAM SAMUE						
GRANTEE: MONTGOMERY DANIEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2019] N8 W20 S8 E20 $ W39 S26
FGR=[YR=2013] S21 E18 FOP=[YR=2013] S4 E11 S2 E11 N6 W2N2
W7 S2 W13 $ N21 W18 $ E18 S21 E13 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	706.00	SF	5.20	5.20	100	2013	2013	3	95	3,488	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0476	VF 6 SBPL	0	100	0	0	85.00	LF	32.00	32.00	100	2013	2013	3	87	2,366	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 9,475

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