LOT 47
IN OR 1932/1999
FLORA PARKE #5 PB 7/335

ANTCZAK RICHARD & CINDY/ANTEZAK CINDY
32514 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0047-0000

BUILDING CHARACTERISTICS

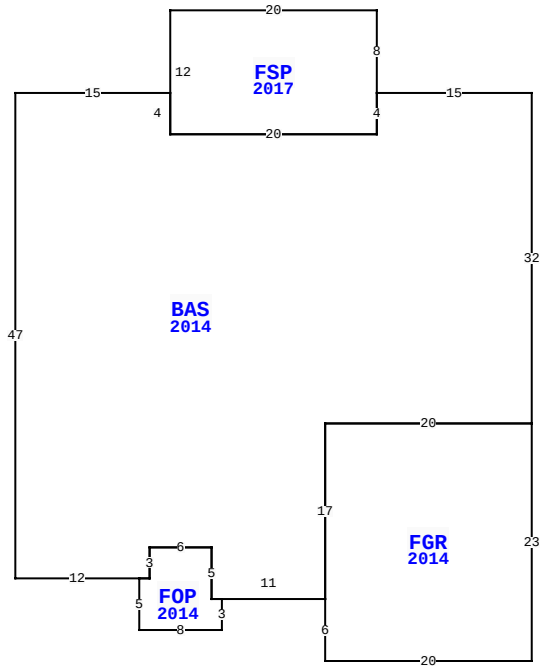
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,974	100	1,974	258,256
FGR	460	55	253	33,100
FOP	56	30	17	2,224
FSP	240	40	96	12,560
TOTALS	2,730		2,340	306,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	114.7580	136.28	318,895	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2015 Heated Area: 1974 HX Base Yr 2015



32514 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,139
TOTAL MARKET OB/XF VALUE		30,680
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		401,819
SOH/AGL Deduction		145,406
ASSESSED VALUE		256,413
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,413
TOTAL JUST VALUE		401,819
NCON VALUE		19,450
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007310	SWIM POOL	55,000	05/11/2022
B1327884	CO ISSUED	0	06/20/2014
B1327884	NEW CONSTR	237,593	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/1999	8/07/2014	WD	Q	I	02	250,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANTEZAK RICHARD & C						
1893/0058	12/04/2013	WD	U	V	30	47,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2017] N8 W20 S12 E20 N4 $ S4 W20 N4 W15 S47 E12 FOP=[YR=2014] S5 E8 N3 W1 N5 W6 S3 W1 $ E1 N3 E6 S5 E11 FGR=[YR=2014] S6 E20 N23 W20 S17 $ N17 E20 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2014	2014	3	95	3,824	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2014	2014	3	78	3,744	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	
5	0866	POOL FIBER	0	100	0	0	200.00	SF	72.00	72.00	100	2022	2022	3	100	14,400	
6	0855	CONC PAVER	0	100	0	0	505.00	SF	10.00	10.00	100	2022	2022	3	100	5,050	

LAND DESCRIPTION

TOTAL OB/XF 30,680

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	000134	C	SFR POND	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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS