



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	2,690	109.3440	129.85	349,296	2011	2011	0	0	5.50	94.50											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2349									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 70																							
Interior Floor	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
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	1,983	100	1,983	243,331																					
FGR	451	55	248	30,432																					
FOP	56	30	17	2,086																					
FSP	190	40	76	9,326																					
FUS	366	100	366	44,911																					
TOTALS			3,046	2,690	330,085																				
EXTRA FEATURES			32522 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	588.00	SF	5.20	5.20	100	2011	2011	3	93	2,844									
2	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2013	2013	3	75	21,420									
3	0855	CONC PAVER	0	100	0	0	514.00	SF	10.00	10.00	100	2013	2013	3	95	4,883									
4	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2013	2013	3	75	4,320									
TOTAL OB/XF 33,467																									
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	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 04/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		330,085	
TOTAL MARKET OB/XF VALUE		33,467	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		428,552	
SOH/AGL Deduction		122,540	
ASSESSED VALUE		306,012	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		251,012	
TOTAL JUST VALUE		428,552	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326981	XFOB	0	03/01/2013
C24332	CO ISSUED	0	09/15/2011
M15972	H/AC	0	02/01/2011
P14647	OTHER	0	02/01/2011
B24332	NEW CONSTR	257,501	01/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1611	7/30/2020	WD	Q	I	01	360,500

GRANTOR: WYNNE JAMES F SR

GRANTEE: SCHROEDER BRIAN K

1830/1986 12/13/2012 WD Q I 01 227,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WYNNE JAMES F SR &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W14 FSP=[YR=2013] N5 W22 S5 E1 S4 E20 N4 E1 \$ W1 S4 W20 N4 W15 S32 FGR=[YR=2011] S23 E20 N22 W9 N1 W11 \$ E11 S1 E9 S16 E10 FOP=[YR=2011] S3 E8 N5 W1 N3 W6 S5 W1 \$ E1 N5 E6 S3 E13 N47 \$ PTR= E30 FUS=[YR=2011] E1 N6 E7 N4 E9 S10 W4 S18 W13 N18 \$ W30 \$.	