LOT 49
FLORA PARKE #5 PB 7/335

WALKER KIMBERLY LYNN
32534 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0049-0000

BUILDING CHARACTERISTICS

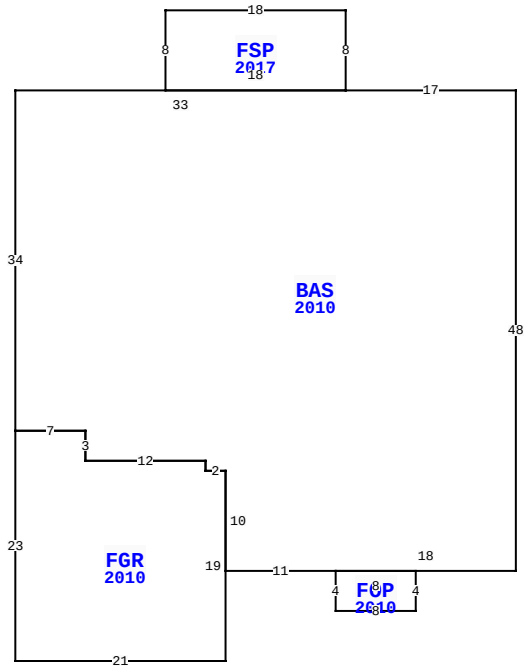
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,150	100	2,150	255,516
FGR	439	55	241	28,642
FOP	32	30	10	1,188
FSP	144	40	58	6,893
TOTALS	2,765		2,459	292,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,459	106.4640	126.43	310,891	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 2150 HX Base Yr 2021



32534 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		292,238
TOTAL MARKET OB/XF VALUE		35,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		393,038
SOH/AGL Deduction		112,673
ASSESSED VALUE		280,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,365
TOTAL JUST VALUE		393,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25015	SWIM POOL	15,000	08/01/2011
C23266	CO ISSUED	0	07/01/2010
B23266	NEW CONSTR	273,300	02/01/2010
E22419	ELEC OTHER	0	02/01/2010
P14145	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1811	5/07/2020	WD	Q	I	01	350,000
GRANTOR: WARD PEGGY G						
GRANTEE: WALKER KIMBERLY LYN						
1742/0644	5/31/2011	WD	Q	I	01	212,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARD PEGGY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FSP=[YR=2017] N8 W18 S8 E18 $ W33 S34
FGR=[YR=2010] S23 E21 N19 W2 N1 W12 N3 W7 $ E7 S3 E12 S1 E2
S10 E11 FOP=[YR=2010] S4 E8 N4 W8 $ E18 N48 $.

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	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2010	2010	3	92	3,196	
3	0855	CONC PAVER	0	100	0	0	416.00	SF	10.00	10.00	100	2011	2011	3	93	3,869	
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2011	2011	3	68	21,039	
5	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2011	2011	3	68	4,406	

LAND DESCRIPTION

TOTAL OB/XF 35,800

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	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 07/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS