LOT 51
FLORA PARKE #5 PB 7/335

MCCONNELL WILLIAM J & DANA A
844 DAKOTA LANE
ERIE, CO 80516

2023

26-2N-28-0553-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

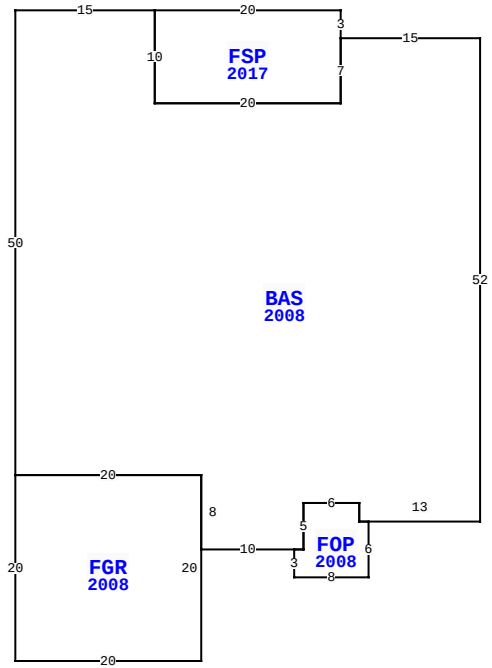
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,426	100	2,426	290,393
FGR	400	55	220	26,334
FOP	57	30	17	2,035
FSP	200	40	80	9,576
TOTALS	3,083		2,743	328,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	108.3840	128.71	353,052	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 2023 Heated Area: 2426 HX Base Yr



32556 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	03/23/2009	RK	LGL DATE		
XF DATE	03/23/2009	RK	LAND DATE	06/22/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	328,338
TOTAL MARKET OB/XF VALUE	5,734
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	399,072
SOH/AGL Deduction	0
ASSESSED VALUE	399,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,072
TOTAL JUST VALUE	399,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1314	5/31/2022	WD	Q	I	01	485,000
GRANTOR: BLACK CORY N & HOLLY						
GRANTEE: MCCONNELL WILLIAM J						
1616/1412	4/13/2009	WD	Q	I	01	230,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BLACK CORY N & HOLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2017] N3 W20 S10 E20 N7 $ S7 W20 N10 W15 S50 FGR=[YR=2008] S20 E20 N20 W20 $ E20 S8 E10 FOP=[YR=2008] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N52 $.

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	0	0	0	649.00	SF	5.20	5.20	100	2008	2008	3	90	3,037	
2	0462	ST/AL FNC	0	0	90	0	360.00	SF	10.00	10.00	100	2011	2011	3	68	2,448	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 5,734

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	0		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