LOT 52
IN OR 2000/613
FLORA PARKE #5 PB 7/335

SULLIVAN JOHN N & MARIE-CLAUDE R
32564 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0052-0000

BUILDING CHARACTERISTICS

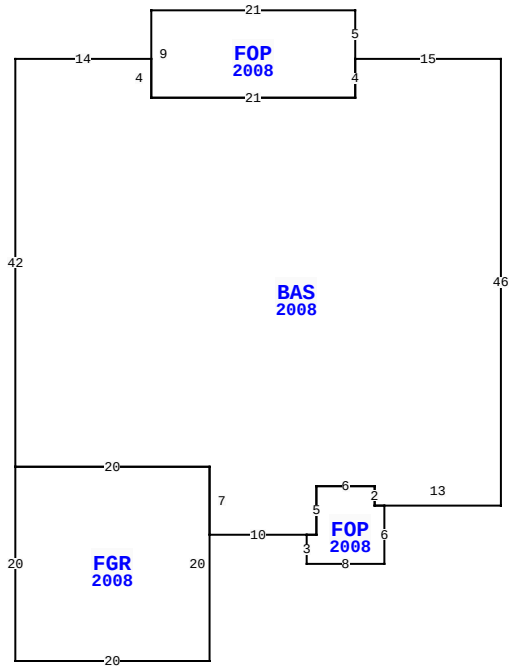
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,157	100	2,157	253,620
FGR	400	55	220	25,868
FOP	57	30	17	1,999
FOP	189	30	57	6,703
TOTALS	2,803		2,451	288,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	106.4640	126.43	309,880	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2016 Heated Area: 2157 HX Base Yr 2016



32564 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	03/23/2009	RK	LGL DATE	
XF DATE	03/23/2009	RK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,188
TOTAL MARKET OB/XF VALUE		6,414
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,602
SOH/AGL Deduction		130,221
ASSESSED VALUE		229,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,381
TOTAL JUST VALUE		359,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0613	8/25/2015	WD	Q	I	01	222,000
GRANTOR: WIDELOCK ROBERT & LIS						
GRANTEE: SULLIVAN JOHN N & M						
1941/1687	10/06/2014	WD	Q	I	02	210,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: WIDELOCK ROBERT & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FOP=[YR=2008] N5 W21 S9 E21 N4 $ S4 W21 N4 W14 S42 FGR=[YR=2008] S20 E20 N20 W20 $ E20 S7 E10 FOP=[YR=2008] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N46 $.

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	649.00	SF	5.20	5.20	100	2008	2008	3	90	3,037	
2	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	100	2011	2011	3	68	3,128	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 6,414

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 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