

LOT 54
IN OR 1895/1885
FLORA PARKE #5 PB 7/335

DIAMICO JAMES M & FRANCES YVONNE
32602 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0054-0000



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 60
Interior Floo	11	CLAY TILE 40
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	

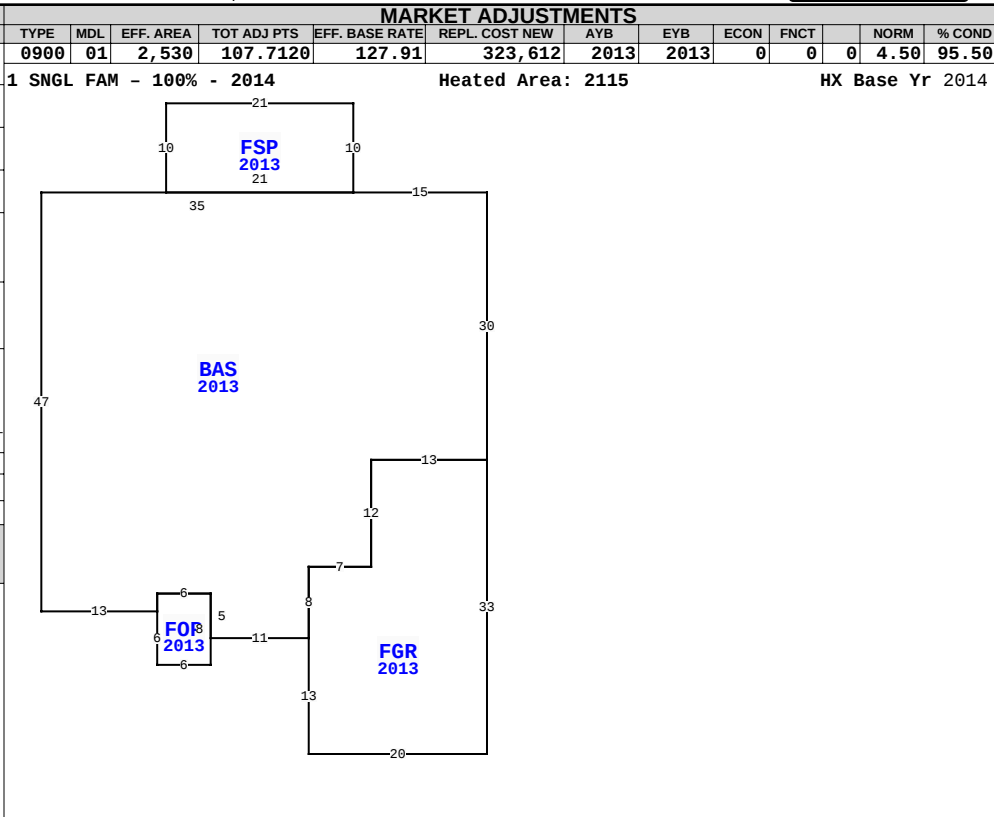
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2,115	258,356
FGR	576	55	317	38,722
FOP	48	30	14	1,710
FSP	210	40	84	10,261

TOTALS	2,949		2,530	309,049
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 04/26/2018 BY KWX



32602 SUNNY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
9,246											

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9,246											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,049	
TOTAL MARKET OB/XF VALUE		9,246	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		383,295	
SOH/AGL Deduction		162,451	
ASSESSED VALUE		220,844	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		170,844	
TOTAL JUST VALUE		383,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327232	CO ISSUED	0	12/12/2013
B1328017	SCRNWALLS	2,924	11/01/2013
B1327232	NEW CONSTR	253,269	05/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1895/1885	12/19/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DIAMICO JAMES MICHA					
1863/1877	6/19/2013	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2013] W15 FSP=[YR=2013] N10 W21 S10 E21 \$ W35 S47 E13 FOP=[YR=2013] S6 E6 N8 W6 S2 \$ N2 E6 S5 E11 FGR=[YR=2013] S13 E20 N33 W13 S12 W7 S8 \$ N8 E7 N12 E13 N30 \$.					