LOT 57
FLORA PARKE #5 PB 7/335

NETHERLAND TYLER E & CRYSTAL J
2942 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0057-0000

BUILDING CHARACTERISTICS

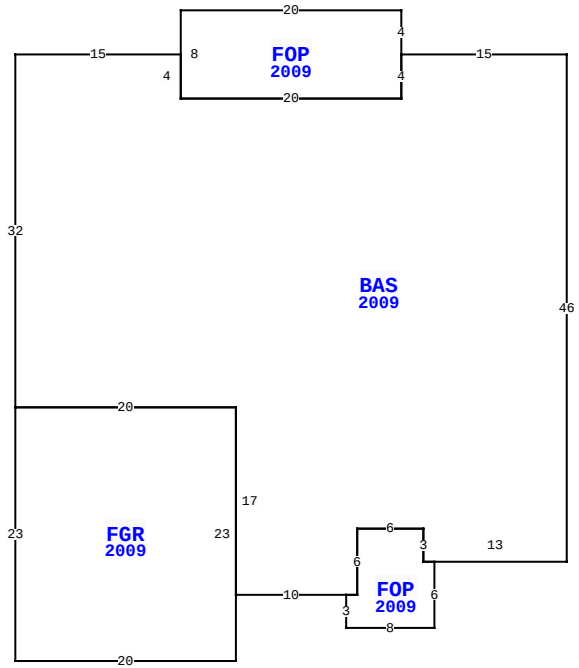
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,955	100	1,955	238,032
FGR	460	55	253	30,805
FOP	63	30	19	2,313
FOP	160	30	48	5,845
TOTALS	2,638		2,275	276,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,275	109.6620	130.22	296,250	2009	2009	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1955 HX Base Yr



32636 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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	276,994
TOTAL MARKET OB/XF VALUE	12,774
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	354,768
SOH/AGL Deduction	74,858
ASSESSED VALUE	279,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,910
TOTAL JUST VALUE	354,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22704	CO ISSUED	0	03/22/2010
E21991	ELEC OTHER	2,000	08/01/2009
M14764	MECH OTHER	0	08/01/2009
P13872	OTHER	0	08/01/2009
B22704	NEW CONSTR	175,362	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1044	6/22/2020	WD	Q	I	01	240,000
GRANTOR: GONZALEZ EDWIN R						
GRANTEE: NETHERLAND TYLER E						
1933/1760	8/25/2014	WD	Q	I	01	215,000
GRANTOR: HUTTO DARRELL DANE &						
GRANTEE: GONZALEZ EDWIN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FOP=[YR=2009] N4 W20 S8 E20 N4 $ S4 W20 N4 W15 S32 FGR=[YR=2009] S23 E20 N23 W20 $ E20 S17 E10 FOP=[YR=2009] S3 E8 N6 W1 N3 W6 S6 W1 $ E1 N6 E6 S3 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
2	0811	CONCRETE B	0	0	0	0	680.00	SF	5.20	5.20	100	2009	2009	3	91	3,218	
3	0476	VF 6 SBPL	0	0	0	0	220.00	LF	32.00	32.00	100	2014	2014	3	89	6,266	

LAND DESCRIPTION

TOTAL OB/XF 12,774

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	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 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS