

LOT 58
IN OR 2231/1958
FLORA PARKE #5 PB 7/335

SERCA KATHERINE A
32648 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0058-0000



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,011	100	2,011	253,541
FGR	691	55	380	47,909
FOP	63	30	19	2,395
FSP	168	40	67	8,447
FUS	370	100	370	46,648

TOTALS	3,303		2,847	358,941
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	843.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	231.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	892.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
7	0911	SCRN RM A	0	100	0	0	1,019.00	SF	17.50

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,847	110.5920	131.33	373,897	2014	2014	0	0
1 SNGL FAM - 100% - 2019 Heated Area: 2381 HX Base Yr 2019									
32648 SUNNY PARKE DR, FERNANDINA BEACH									

TOTAL OB/XF									
54,763									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					358,941				
TOTAL MARKET OB/XF VALUE					54,763				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					478,704				
SOH/AGL Deduction					186,297				
ASSESSED VALUE					292,407				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					237,407				
TOTAL JUST VALUE					478,704				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					371,138				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909207	SCRN ENCLSR	24,608	11/01/2019
B1632587	SWIM POOL	31,665	06/01/2016
B1327437	CO ISSUED	0	05/30/2014
P1316743	NEW CONSTR	0	08/01/2013
B1327437	NEW CONSTR	281,535	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2231/1958	10/04/2018	WD	Q	I	01	368,000	
GRANTOR:MCNEW NATHAN S & KIMB							
GRANTEE:SERCA KATHERINE A							
1939/0592	9/17/2014	WD	Q	I	01	274,900	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:MCNEW NATHAN S & KI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W14 FSP=[YR=2016] N5 W21 S8 E21 N3\$ S3 W21 N3 W15 S32 FGR=[YR=2014] W10 S22 E10 S2 E20 N23 W9 N1 W11\$ E11 S1 E9 S17 E10 FOP=[YR=2014] S3 E8 N6 W1 N3 W6 S6 W1\$ E1 N6 E6 S3 E13 N47 \$ PTR= E30 FUS=[YR=2014] E6 N4 E10 S10 W4 S18 W13 N18 E1 N6\$ W30\$.									