

LOT 50
IN OR 1541/553
FLORA PARKE #4 PB 7/137

ALLENDORFER KATHRYN H &/PENNYPACKER JOHN R
32311 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0050-0000



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	2,151	100	2,151	263,355
FGR	435	55	239	29,262
FOP	50	30	15	1,836
FSP	181	40	72	8,815
TOTALS	2,817		2,477	303,268

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,477	106.4640	133.08	329,639	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2008 Heated Area: 2151 HX Base Yr 2008											
32311 SUNNY PARKE DR, FERNANDINA BEACH											
BLD DATE 01/11/2008 RK LGL DATE 04/08/2024 MLU XF DATE 01/11/2008 RK LAND DATE INC DATE AG DATE											

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3
2	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	2007	2007	3
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2014	2014	3
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					303,268				
TOTAL MARKET OB/XF VALUE					11,259				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					389,527				
SOH/AGL Deduction					188,555				
ASSESSED VALUE					200,972				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					150,972				
TOTAL JUST VALUE					389,527				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					366,120				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705802	H/AC	0	09/01/2017
M12973	MECH OTHER	0	06/01/2007
E19262	ELEC OTHER	2,000	05/01/2007
P12368	OTHER	0	05/01/2007
C19790	CO ISSUED	184,272	04/01/2007
R10294	REPAIR/RRF	2,800	04/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1541/0553	12/17/2007	WD	U	I	07	100			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: ALLENDORFER KATHRYN									
1537/0349	11/26/2007	WD	Q	I		245,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: ALLENDORFER KATHRYN									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FSP=[YR=2007] N5 W21 S5 E1 S4 E19 N4 E1 \$ W1 S4 W19 N4 W12 S52 E11 FOP=[YR=2007] S4 E9 N4 W1 N2 W7 S2 W1 \$ E1 N2 E7 S2 E12 FGR=[YR=2007] S4 E19 N25 W9 S4 W10 S17 \$ N17 E10 N4 E9 N31 \$.									