

LOT 2
IN OR 2075/834
FLORA PARKE #5 PB 7/335

JACOBSON RONALD & MARITA M
32785 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0002-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,501	100	2,501	327,975
FGR	400	55	220	28,850
FOP	57	30	17	2,229
FSP	300	40	120	15,736
TOTALS	3,258		2,858	374,792

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0855	CONC PAVER	0	100	0	0	556.00	SF	10.00	10.00	100
3	0855	CONC PAVER	0	100	0	0	70.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,858	111.0140	138.77	396,605	2012	2012	0	0	5.50	94.50
1 SNGL FAM - 100% - 2017 Heated Area: 2501 HX Base Yr 2017											
32785 SUNNY PARKE DR, FERNANDINA BEACH											

TOTAL OB/XF											
9,168											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		374,792	
TOTAL MARKET OB/XF VALUE		9,168	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		458,960	
SOH/AGL Deduction		211,944	
ASSESSED VALUE		247,016	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		197,016	
TOTAL JUST VALUE		458,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632845	DEMOLITION	0	08/01/2016
E24001	NEW CONSTR	0	11/01/2011
M16663	H/AC	0	11/01/2011
E23882	NEW CONSTR	0	10/01/2011
P15034	NEW CONSTR	0	10/01/2011
B25216	NEW CONSTR	305,494	10/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2075/0834	9/29/2016	WD Q	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: JACOBSON RONALD & M					
1762/0934	10/27/2011	WD U	V	30	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W15 FSP=[YR=2012] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N20 W20 S9 \$ N9 E20 N50 \$.											