

LOT 3
IN OR 2128/18
FLORA PARKE #5 PB 7/335

FANCHER KYLE ENGLISH & MELISSA J
32769 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0003-0000



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 50
Interior Floo	14	CARPET 50
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	2,542	100	2,542	334,626
FGR	400	55	220	28,960
FOP	58	30	17	2,238
FOP	280	30	84	11,058
TOTALS	3,280		2,863	376,882

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
1	0855	CONC PAVER	0	100	0	547.00	SF	7.00	7.00	100	2017	2017
2	0855	CONC PAVER	0	100	0	72.00	SF	7.00	7.00	100	2017	2017

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
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	2,863	108.5700	135.71	388,538	2017	2017	0	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2542 HX Base Yr 2018												
32769 SUNNY PARKE DR, FERNANDINA BEACH												

TOTAL OB/XF												
4,203												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			376,882
TOTAL MARKET OB/XF VALUE			4,203
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			456,085
SOH/AGL Deduction			151,625
ASSESSED VALUE			304,460
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			249,460
TOTAL JUST VALUE			456,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633217	CO ISSUED	0	03/21/2017
B1633214	NEW CONSTR	310,763	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/0018	6/16/2017	WD	Q	I	01	343,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FANCHER KYLE ENGLIS						
2076/0649	10/03/2016	WD	U	V	30	47,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2017] W15 FOP=[YR=2017] N5 W20 S14 E20 N9\$ S9 W20 N9 W15 S57 E11 FOP=[YR=2017] S6 E8 N4 W1 N4 W6 S2 W1\$ E1 N2 E6 S4 E12 FGR=[YR=2017] S11 E20 N20 W20 S9\$ N9 E20 N50 \$.												