LOT 8
FLORA PARKE #5 PB 7/335

TAYLOR MARK
32707 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0008-0000

BUILDING CHARACTERISTICS

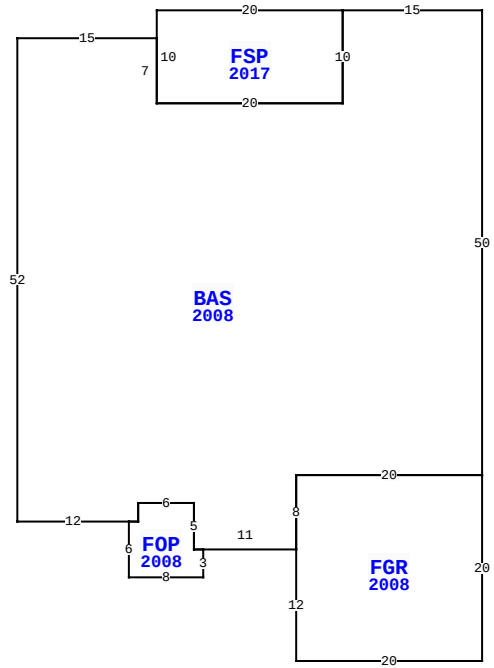
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,426	100	2,426	304,023
FGR	400	55	220	27,571
FOP	57	30	17	2,130
FSP	200	40	80	10,025
TOTALS	3,083		2,743	343,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,743	108.3840	135.48	371,622	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 2426 HX Base Yr 2023



32707 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	03/23/2009 RK	LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,750
TOTAL MARKET OB/XF VALUE		6,131
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		424,881
SOH/AGL Deduction		227,869
ASSESSED VALUE		197,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,012
TOTAL JUST VALUE		424,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2539/0384	2/02/2022	WD	Q	I	01	455,000
GRANTOR: MCKENDREE DANIEL L &						
GRANTEE: TAYLOR MARK						
1623/1341	5/21/2009	WD	Q	I	01	235,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCKENDREE DANIEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2017] W20 S10 E20 N10 $ S10 W20 N7 W15 S52 E12 FOP=[YR=2008] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2008] S12 E20 N20 W20 S8 $ N8 E20 N50 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2008	2008	3	89	2,911	

LAND DESCRIPTION

TOTAL OB/XF 6,131

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS