

LOT 10
IN OR 2053/1274
FLORA PARKE #5 PB 7/335

BROWNING VICKI
32679 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0010-0000



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
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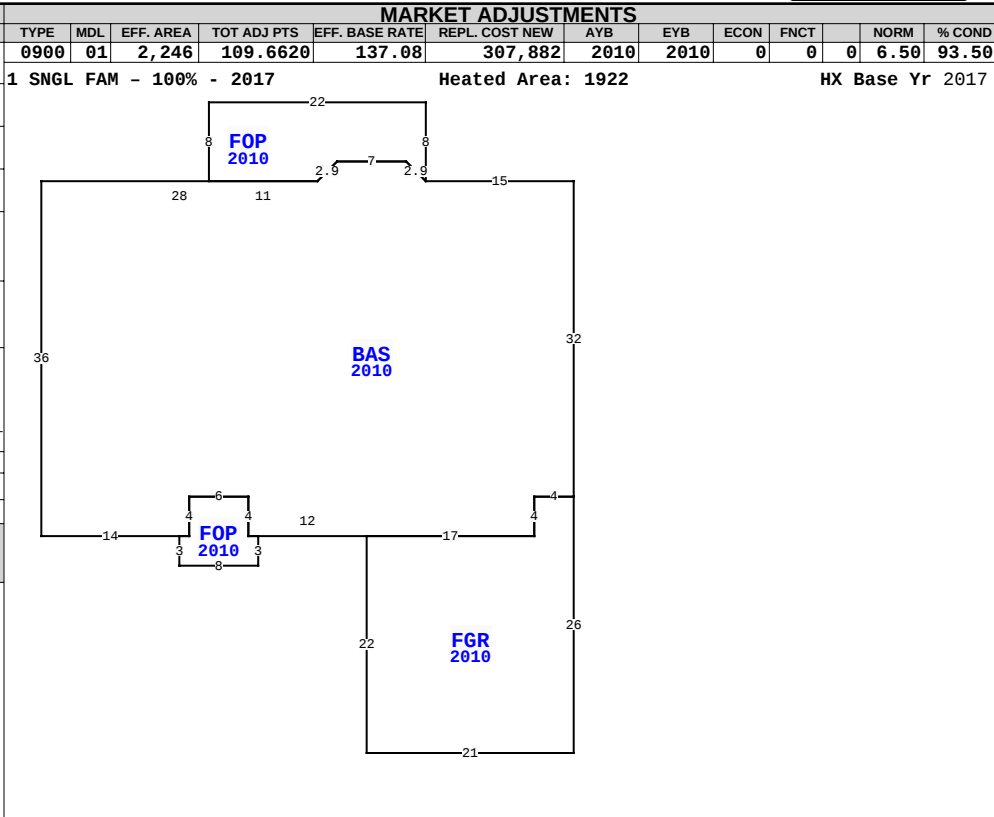
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	1,922	246,343
FGR	478	55	263	33,709
FOP	48	30	14	1,794
FOP	158	30	47	6,024

TOTALS	2,606		2,246	287,870
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,007.00	SF	4.00	4.00	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	



32679 SUNNY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,634											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				287,870	
TOTAL MARKET OB/XF VALUE				6,634	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				369,504	
SOH/AGL Deduction				139,430	
ASSESSED VALUE				230,074	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				180,074	
TOTAL JUST VALUE				369,504	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				346,727	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922941	CO ISSUED	0	05/24/2010
M15063	MECH OTHER	0	02/01/2010
E22374	ELEC OTHER	0	01/01/2010
P14115	OTHER	0	01/01/2010
B0922941	NEW CONSTR	173,580	10/01/2009
R0912137	REPAIR/RRF	3,000	10/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2053/1274	6/17/2016	WD	Q	I	01
GRANTOR: RUSSELL DANIEL J & CO					
GRANTEE: BROWNING VICKI					
1685/0227	6/11/2010	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: RUSSELL DANIEL J &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2010] W15 FOP=[YR=2010] N8 W22 S8 E11 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 W28 S36 E14 FOP=[YR=2010] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2010] S22 E21 N26 W4 S4 W17 \$ E17 N4 E4 N32 \$.					