

LOT 18
IN OR 1972/1801
FLORA PARKE #5 PB 7/335

THURSTON ROBERT H & JOAN
32565 SUNNY PARKE DR
FERNANDINA BEACH, FL 32035

2024

26-2N-28-0553-0018-0000



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 60
Interior Floo	11	CLAY TILE 40
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

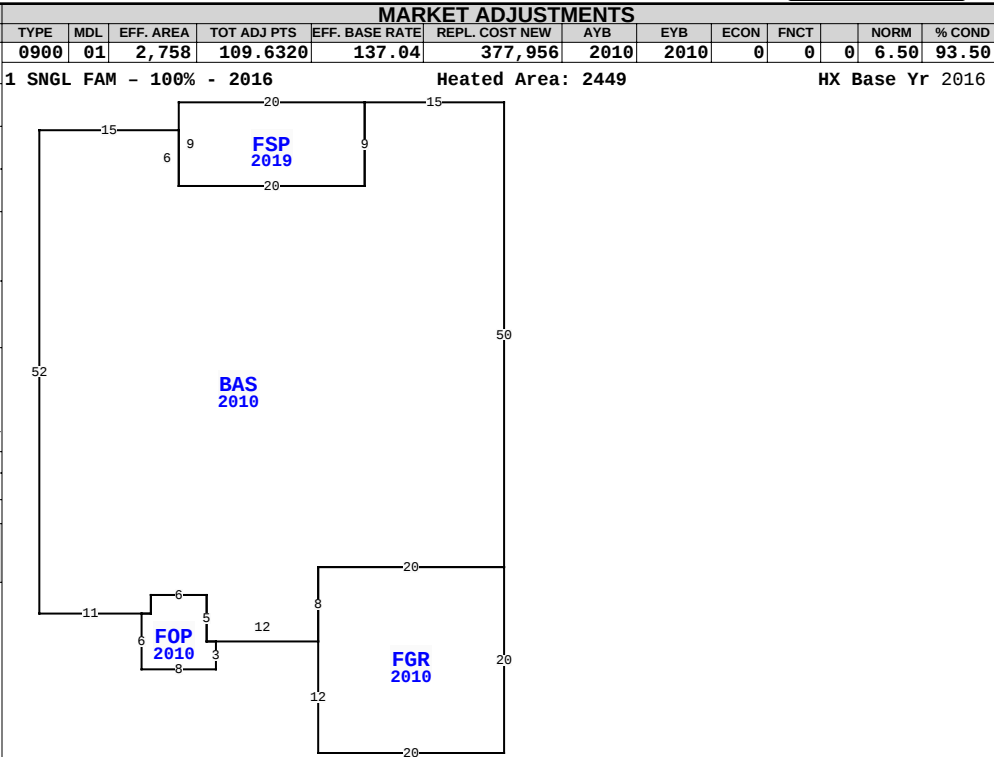
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,449	100	2,449	313,796
FGR	400	55	220	28,189
FOP	57	30	17	2,179
FSP	180	40	72	9,226

TOTALS	3,086		2,758	353,389
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20
3	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00
5	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00

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



32565 SUNNY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20	100	2010	2010	3	91	3,047	
3	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2013	2013	3	71	2,130	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
5	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2012	2012	3	93	4,743	

TOTAL OB/XF										
13,465										

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,389	
TOTAL MARKET OB/XF VALUE		13,465	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		441,854	
SOH/AGL Deduction		166,708	
ASSESSED VALUE		275,146	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		225,146	
TOTAL JUST VALUE		441,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23265	CO ISSUED	0	07/01/2010
B23265	NEW CONSTR	304,766	02/01/2010
E22418	ELEC OTHER	0	02/01/2010
P14148	OTHER	0	02/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/1801	3/17/2015	WD	Q	I	01	296,000
GRANTOR: MURRAY ANGELA R						
GRANTEE: THURSTON ROBERT H &						
1728/0547	2/22/2011	WD	Q	I	02	243,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MURRAY ANGELA R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W15 FSP=[YR=2019] W20 S9 E20 N9 \$ S9 W20 N6 W15 S52 E11 FOP=[YR=2010] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E12 FGR=[YR=2010] S12 E20 N20 W20 S8 \$ N8 E20 N50 \$.									