LOT 21
FLORA PARKE #5 PB 7/335

MARCIEL CHRISTOPHER W & SHARON JEANETTE
32517 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

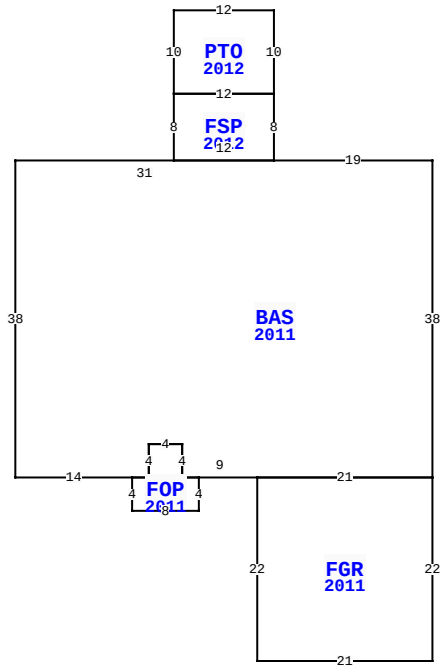
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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	1,884	100	1,884	244,924
FGR	462	55	254	33,020
FOP	48	30	14	1,820
FSP	96	40	38	4,940
PTO	120	5	6	780
TOTALS	2,610		2,196	285,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	110.6420	138.30	303,707	2011	2011	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 2024 Heated Area: 1884 HX Base Yr



32517 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,485
TOTAL MARKET OB/XF VALUE	8,715
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	369,200
SOH/AGL Deduction	0
ASSESSED VALUE	369,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,200
TOTAL JUST VALUE	369,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25789	ADDITION	2,366	03/01/2012
B1124331	CO ISSUED	0	06/28/2011
M15971	H/AC	0	02/01/2011
P14648	OTHER	0	02/01/2011
B24331	NEW CONSTR	210,989	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2707/1234	4/23/2024	WD	Q	I	02	430,000
GRANTOR: LELINE BONNIE JEAN C						
GRANTEE: MARCIEL CHRISTOPHER						
2134/1261	6/05/2017	WD	Q	I	01	270,000
GRANTOR: LANCASTER JODEY J						
GRANTEE: LELINE ARNOLD W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 FSP=[YR=2012] N8 PTO=[YR=2012] N10 W12 S10 E12$ W12 S8 E12 $ W31 S38 E14 FOP=[YR=2011] S4 E8 N4 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E09 FGR=[YR=2011] S22 E21 N22 W21 $ E21 N38 $.

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	0811	CONCRETE B	0	0	0	0	1,174.00	SF	5.20	5.20	100	2011	2011	3	92	5,616	
2	0911	SCRN RM A	0	0	10	12	120.00	SF	17.50	17.50	100	2012	2012	3	55	1,155	
3	0462	ST/AL FNC	0	0	60	0	240.00	SF	10.00	10.00	100	2016	2016	3	81	1,944	

LAND DESCRIPTION

TOTAL OB/XF 8,715

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS