LOT 22
IN OR 2117/1991
FLORA PARKE #5 PB 7/335

OLIVER WILLIAM STANLEY &/BRENNAN MARY KATHRYN
32503 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0022-0000

BUILDING CHARACTERISTICS

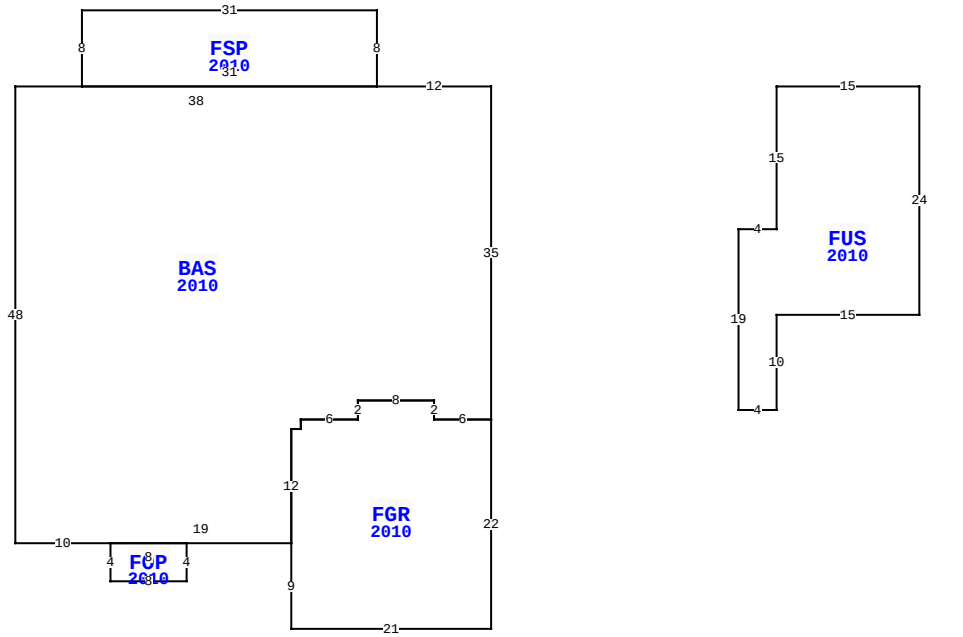
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,112	100	2,112	261,038
FGR	477	55	262	32,383
FOP	32	30	10	1,236
FSP	248	40	99	12,236
FUS	436	100	436	53,889
TOTALS	3,305		2,919	360,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,919	105.7500	132.19	385,863	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2018 Heated Area: 2548 HX Base Yr 2018



32503 SUNNY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,782
TOTAL MARKET OB/XF VALUE		8,444
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		444,226
SOH/AGL Deduction		201,890
ASSESSED VALUE		242,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,336
TOTAL JUST VALUE		444,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22747	CO ISSUED	0	02/08/2010
M0914871	H/AC	0	10/01/2009
E22094	ELEC OTHER	2,000	09/01/2009
P13936	OTHER	0	09/01/2009
R12034	REPAIR/RRF	3,000	08/01/2009
B22747	NEW CONSTR	213,312	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1991	4/27/2017	WD	Q	I	02	303,500
GRANTOR: HOEY JACQUELINE M						
GRANTEE: OLIVER WILLIAM S &						
1709/1800	11/01/2010	WD	Q	I	01	259,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOEY JACQUELINE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FSP=[YR=2010] N8 W31 S8 E31 $ W38 S48 E10 FOP=[YR=2010] S4 E8 N4 W8 $ E19 FGR=[YR=2010] S9 E21 N22 W6 N2 W8 S2 W6 S1 W1 S12 $ N12 E1 N1 E6 N2 E8 S2 E6 N35 $ PTR= E30 FUS=[YR=2010] E15 S24 W15 S10 W4 N19 E4 N15 $ W30 $.

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	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	2010	2010	3	91	3,000	
3	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2010	2010	3	60	1,920	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

LAND DESCRIPTION

TOTAL OB/XF 8,444

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/19/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS