

LOT 24  
IN OR 2196/1822  
FLORA PARKE #5 PB 7/335

PURCELL GAINES D & LINDA M  
32471 SUNNY PARKE DRIVE  
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0024-0000



| 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      |
| NEIGHBORHOOD/LOC | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,928            | 100         | 1,928        | 248,433              |
| FGR       | 385              | 55          | 212          | 27,317               |
| FOP       | 122              | 30          | 37           | 4,768                |
| FSP       | 96               | 40          | 38           | 4,896                |
| FST       | 15               | 55          | 8            | 1,031                |
| TOTALS    | 2,546            |             | 2,223        | 286,445              |

| EXTRA FEATURES |            |             |         |    |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0 100   | 0  | 0 | 700.00 | SF | 5.20  | 5.20           | 100       | 2011    |
| 2              | 0855       | CONC PAVER  | 0 100   | 12 | 6 | 72.00  | SF | 8.00  | 8.00           | 100       | 2012    |

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

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 2,223     | 109.6620    | 137.08         | 304,729        | 2011 | 2011 | 0    | 0    | 6.00 | 94.00  |
| 1 SNGL FAM - 100% - 2019 Heated Area: 1928 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 32471 SUNNY PARKE DR, FERNANDINA BEACH                     |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 04/08/2024 MLU                                   |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,885       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 286,445     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,885       |        |
| TOTAL LAND VALUE - MARKET |  | 75,000      |        |
| TOTAL MARKET VALUE        |  | 365,330     |        |
| SOH/AGL Deduction         |  | 132,133     |        |
| ASSESSED VALUE            |  | 233,197     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 183,197     |        |
| TOTAL JUST VALUE          |  | 365,330     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 342,484     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1124333   | C0 ISSUED   | 0       | 06/20/2011 |
| M15969     | H/AC        | 0       | 02/01/2011 |
| P14646     | OTHER       | 0       | 02/01/2011 |
| B24333     | NEW CONSTR  | 211,975 | 01/01/2011 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2196/1822                      | 5/15/2018 | WD        | Q   | I   | 02     |
| GRANTOR: GROSS VICTOR J & SHES |           |           |     |     |        |
| GRANTEE: PURCELL GAINES D &    |           |           |     |     |        |
| 1746/0116                      | 6/28/2011 | WD        | Q   | I   | 02     |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |
| GRANTEE: GROSS VICTOR J & SH   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2011] W23 FSP=[YR=2011] N8 W12 S8 E12 \$ W29 S45 E10<br>FOP=[YR=2011] S6 E11 N2 E11 N4 FGR=[YR=2011] E20 N20 W4<br>FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S20 \$ W14 N2 W6 S2<br>W2 \$ E2 N2 E6 S2 E14 N20 E20 N25 \$. |  |  |  |  |  |  |  |  |  |  |  |