

LOT 25  
IN OR 2061/546  
FLORA PARKE #5 PB 7/335

EASTERLY MATTHEW I  
32459 SUNNY PARKE DR  
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0025-0000



| 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                 |     | 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       | 1,983            | 100         | 1,983        | 254,774              |
| FGR       | 451              | 55          | 248          | 31,863               |
| FOP       | 70               | 30          | 21           | 2,698                |
| FSP       | 190              | 40          | 76           | 9,765                |
| FUS       | 366              | 100         | 366          | 47,024               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,060 |  | 2,694 | 346,123 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |   |        |    |        |                |       |
|----------------|------------|-------------|-----|-----|-----|---|--------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0   | 0 | 576.00 | SF | 5.20   | 5.20           |       |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0 | 298.00 | SF | 10.00  | 10.00          |       |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 108 | 0 | 432.00 | SF | 10.00  | 10.00          |       |
| 4              | 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 |     | 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  | 2,694     | 109.3440    | 136.68         | 368,216        | 2011 | 2011 | 0    | 0    | 6.00 | 94.00  |
| 1 SNGL FAM - 100% - 2018 Heated Area: 2349 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 32459 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   | 0811       | CONCRETE B  | 0   | 100 | 0   | 0 | 576.00 | SF | 5.20   | 5.20           | 100       | 2011    | 2011        | 3 | 92     | 2,756           |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 0   | 0 | 298.00 | SF | 10.00  | 10.00          | 100       | 2013    | 2013        | 3 | 94     | 2,801           |       |
| 3   | 0462       | ST/AL FNC   | 0   | 100 | 108 | 0 | 432.00 | SF | 10.00  | 10.00          | 100       | 2012    | 2012        | 3 | 68     | 2,938           |       |
| 4   | 0463       | FENCE GATE  | 0   | 100 | 0   | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2012    | 2012        | 3 | 83     | 249             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,744       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 346,123   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 8,744     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 75,000    |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 429,867   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 155,039   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 274,828   |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,000    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 224,828   |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 429,867   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 404,515   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B1124878   | C0 ISSUED   | 0   | 11/15/2011 |
| E23687     | NEW CONSTR  | 0   | 08/01/2011 |
| M16403     | H/AC        | 0   | 07/01/2011 |
| E23634     | NEW CONSTR  | 0   | 07/01/2011 |
| E23634     | NEW CONSTR  | 0   | 07/01/2011 |
| P14867     | NEW CONSTR  | 0   | 07/01/2011 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2061/0546                     | 7/22/2016 | WD           | Q      | I      | 01        | 265,500       |  |
| GRANTOR:WELSH ZACHARY KEVIN & |           |              |        |        |           |               |  |
| GRANTEE:EASTERLY MATTHEW I    |           |              |        |        |           |               |  |
| 1838/1737                     | 1/31/2013 | WD           | Q      | I      | 01        | 225,500       |  |
| GRANTOR:SEDA CONSTRUCTION COM |           |              |        |        |           |               |  |
| GRANTEE:WELSH ZACHARY KEVIN   |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2011] W14 FSP=[YR=2015] N5 W22 S5 E1 S4 E20 N4 E1 \$ W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2011] S6 E9 N4 W1 N5 W6 S3 W2 \$ E2 N3 E6 S5 E11 FGR=[YR=2011] S6 E20 N23 W11 S1 W9 S16 \$N16 E9 N1 E11 N32 \$ PTR= E30 FUS=[YR=2011] E9 S4 E7 S6 E1 S18 W13 N18 W4 N10 \$ W30 \$ . |  |  |  |  |  |  |  |  |  |  |  |