

LOT 28
IN OR 1866/201
FLORA PARKE #5 PB 7/335

BLOCK MICHAEL D & SAMANTHA AU
32417 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0028-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,985	100	1,985	270,511
FGR	399	55	219	29,845
FOP	120	30	36	4,906
FSP	160	40	64	8,722
TOTALS	2,664		2,304	313,984

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	685.00	SF	5.20	5.20	100	2013
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013
3	0855	CONC PAVER	0	100	0	0	184.00	SF	10.00	10.00	100	2013

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,304	114.7580	143.45	330,509	2013	2013	0	0	0	5.00	95.00
1 SNGL FAM - 100% - 2014 Heated Area: 1985 HX Base Yr 2014												
32417 SUNNY PARKE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2024 MLU												

TOTAL OB/XF												
8,438												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 313,984												
TOTAL MARKET OB/XF VALUE 8,438												
TOTAL LAND VALUE - MARKET 75,000												
TOTAL MARKET VALUE 397,422												
SOH/AGL Deduction 174,340												
ASSESSED VALUE 223,082												
TOTAL EXEMPTION VALUE HX HB 50,000												
BASE TAXABLE VALUE 173,082												
TOTAL JUST VALUE 397,422												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 373,351												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326759	CO ISSUED	0	06/13/2013
B1326759	NEW CONSTR	233,965	01/01/2013
P1316338	NEW CONSTR	0	01/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1866/0201	6/20/2013	WD	Q	I	02	219,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BLOCK MICHAEL D & S									
1839/0173	2/06/2013	WD	U	V	30	40,500			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2013] W18 FSP=[YR=2013] N8 W20 S8 E20 \$ W32 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19 S21 \$ W11 N2 W8 S2 W2 \$ E2 N2 E8 S2 E11 N21 E19 N27 \$.												