

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,108	100	2,108
FGR	460	55	253
FOP	52	30	16
FOP	180	30	54
FST	20	55	11
TOTALS	2,820		2,442
			311,841

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,442	108.6820	135.85	331,746	2011	2011	0	0	6.00	94.00
1 SNGL FAM - 100% - 2016 Heated Area: 2108 HX Base Yr 2016											

32356 SUNNY PARKE DR, FERNANDINA BEACH

L	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	598.00	SF	5.20	5.20	100	2011	2011	3	92	2,861	
2	0855	CONC PAVER	0	100	8	9	72.00	SF	10.00	10.00	100	2013	2013	3	94	677	
3	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	2019	2019	3	90	23,868	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2019	2019	3	86	860	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720	
6	0855	CONC PAVER	0	100	0	0	723.00	SF	10.00	10.00	100	2019	2019	3	98	7,085	
7	0911	SCRN RM A	0	100	42	28	1,176.00	SF	17.50	17.50	100	2019	2019	3	86	17,699	
8	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2019	2019	3	95	1,520	
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION		TOTAL OB/XF														56,575								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				311,841			
TOTAL MARKET OB/XF VALUE				56,575			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				443,416			
SOH/AGL Deduction				159,433			
ASSESSED VALUE				283,983			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				233,983			
TOTAL JUST VALUE				443,416			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				421,275			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906902	SCRN ENCLSR	10,831	08/01/2019
B1906481	SWIM POOL	52,917	06/18/2019
B1124820	NEW CONSTR	0	11/09/2011
E23689	NEW CONSTR	0	08/01/2011
M16362	H/AC	0	07/01/2011
E23635	NEW CONSTR	0	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/1060	12/29/2011	WD Q	Q	I	01	212,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHULER TERRENCE J						
1744/0291	6/01/2011	WD U	V	V	30	42,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W12 FOP=[YR=2019] N5 W20 S9 E20 N4 S4 W20 N4 W18 S30 FGR=[YR=2011] S26 E20 N22 W10 FST=[YR=2015] N4 W5 S4 E5\$ W5 N4 W5 \$ E10 S4 E10 S18 E10 FOP=[YR=2011] S4 E10 N4 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E12 N52 \$ .	