

LOT 36
IN OR 2208/1455
FLORA PARKE #5 PB 7/335

EDWARDS ALAN C & HELEN E
32368 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0036-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	

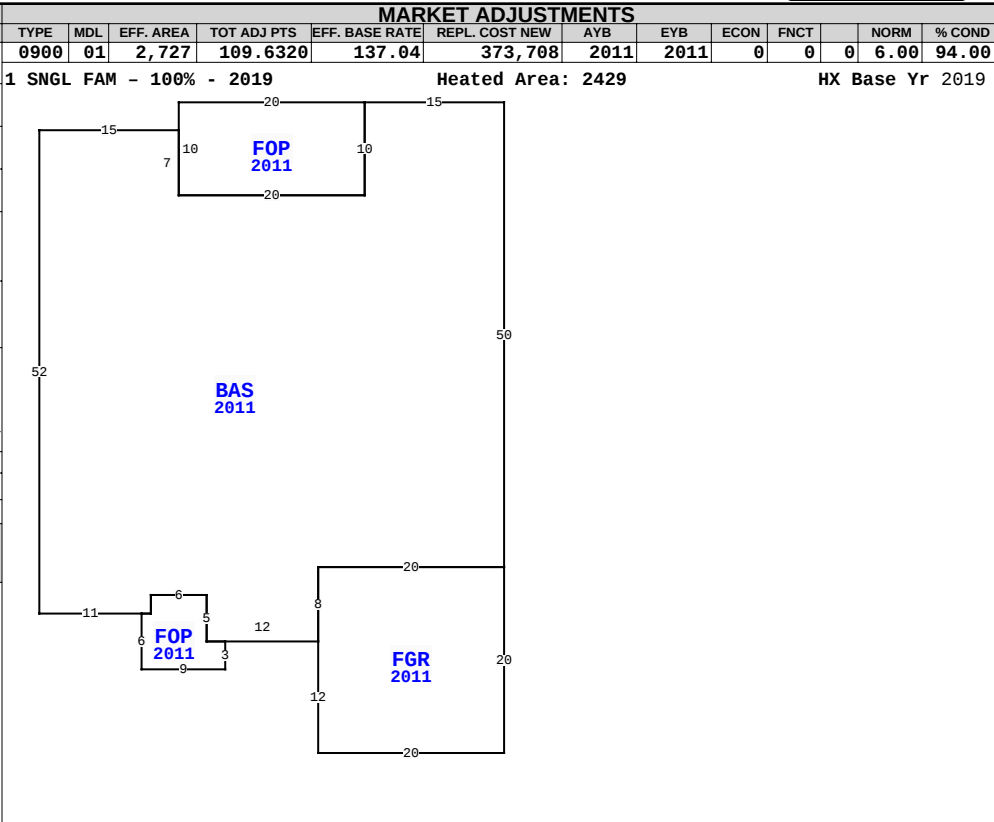
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,429	100	2,429	312,898
FGR	400	55	220	28,340
FOP	60	30	18	2,319
FOP	200	30	60	7,729

TOTALS	3,089		2,727	351,286
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2011
2	0811	CONCRETE B	0	100	0	0		587.00	SF 5.20	100	2011
3	0476	VF 6 SBPL	0	100	0	0		225.00	LF 32.00	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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE 03/19/2020 BY KWA



TOTAL OB/XF											
12,074											

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12,074											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						351,286					
TOTAL MARKET OB/XF VALUE						12,074					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						438,360					
SOH/AGL Deduction						160,877					
ASSESSED VALUE						277,483					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						227,483					
TOTAL JUST VALUE						438,360					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						412,785					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124819	NEW CONSTR	0	11/09/2011
E23688	NEW CONSTR	0	08/01/2011
M16361	H/AC	0	07/01/2011
E23633	NEW CONSTR	0	07/01/2011
P14845	NEW CONSTR	0	06/01/2011
B24819	NEW CONSTR	268,202	06/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2208/1455	6/27/2018	WD	Q	I	01	282,200	
GRANTOR: POISIK DMITRY & HEATH							
GRANTEE: EDWARDS ALAN C & HE							
1805/1216	7/03/2012	WD	Q	I	02	240,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: POISIK DMITRY & HEA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W15 FOP=[YR=2011] W20 S10 E20 N10 \$ S10 W20 N7 W15 S52 E11 FOP=[YR=2011] S6 E9 N3 W2 N5 W6 S2 W1 \$ E1 N2 E6 S5 E12 FGR=[YR=2011] S12 E20 N20 W20 S8 \$ N8 E20 N50 \$.											