LOT 37
IN OR 1807/507
FLORA PARKE #5 PB 7/335

HOUSTON KENNETH L & RITA J
32378 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0037-0000

BUILDING CHARACTERISTICS

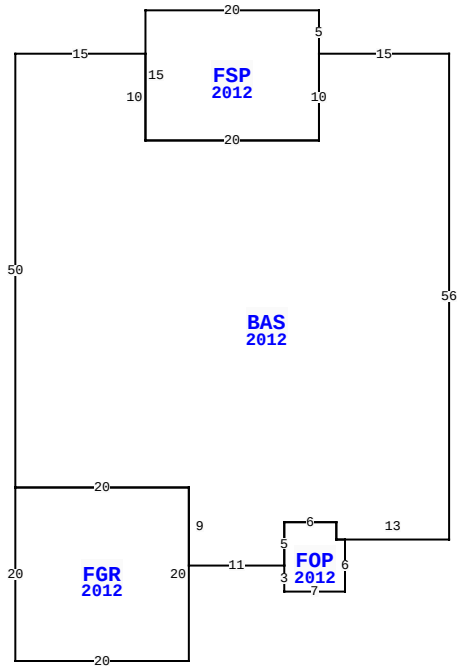
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,501	100	2,501	319,632
FGR	400	55	220	28,117
FOP	54	30	16	2,045
FSP	300	40	120	15,336
TOTALS	3,255		2,857	365,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,857	108.1940	135.24	386,381	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 2501 HX Base Yr



32378 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,130
TOTAL MARKET OB/XF VALUE		5,654
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,784
SOH/AGL Deduction		13,772
ASSESSED VALUE		432,012
TOTAL EXEMPTION VALUE	13	432,012
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		445,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25807	CO ISSUED	0	07/31/2012
M17067	H/AC	0	04/01/2012
E24846	NEW CONSTR	0	03/01/2012
E24883	NEW CONSTR	0	03/01/2012
P15787	NEW CONSTR	0	03/01/2012
B25807	NEW CONSTR	280,625	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/0507	8/03/2012	WD	Q	I	02	248,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOUSTON KENNETH L &						
1781/0351	2/27/2012	WD	U	V	30	40,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FSP=[YR=2012] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S50 FGR=[YR=2012] S20 E20 N20 W20 $ E20 S9 E11 FOP=[YR=2012] S3 E7 N6 W1 N2 W6 S5 $ N5 E6 S2 E13 N56 $.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	608.00	SF	10.00	10.00	100	2012	2012	3	93	5,654	

LAND DESCRIPTION

TOTAL OB/XF 5,654

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/19/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS