LOT 38
IN OR 1646/1660
FLORA PARKE #5 PB 7/335

BAINE JOAN C
32390 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0038-0000

BUILDING CHARACTERISTICS

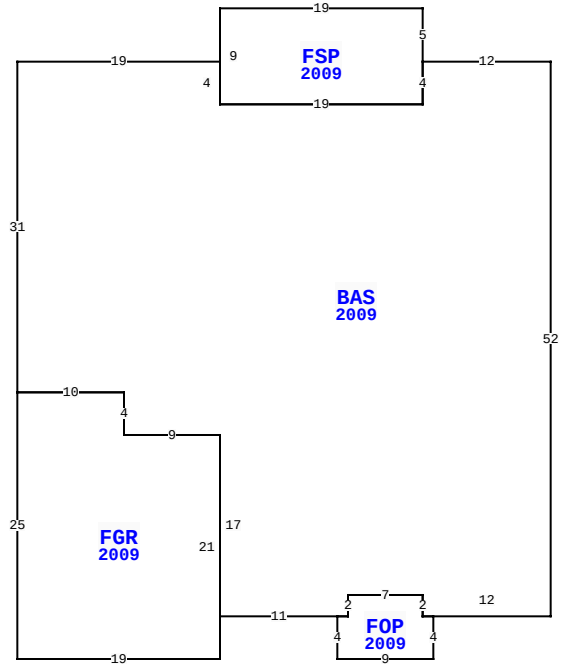
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,147	100	2,147	265,722
FGR	439	55	241	29,827
FOP	50	30	15	1,856
FSP	171	40	68	8,416
TOTALS	2,807		2,471	305,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,471	106.4640	133.08	328,841	2009	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2010 Heated Area: 2147 HX Base Yr 2010



32390 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	02/16/2010 RK	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		305,822
TOTAL MARKET OB/XF VALUE		10,236
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,058
SOH/AGL Deduction		188,674
ASSESSED VALUE		202,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,384
TOTAL JUST VALUE		391,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21963	CO ISSUED	0	08/17/2009
M14542	MECH OTHER	0	05/01/2009
E21748	ELEC OTHER	2,000	04/01/2009
P13738	PLUMBING	0	04/01/2009
B0821963	NEW CONSTR	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1646/1660	10/22/2009	WD	Q	I	01	215,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: BAINE JOAN C						
1619/0857	5/11/2009	WD	U	V	30	42,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W12 FSP=[YR=2009] N5 W19 S9 E19 N4 $ S4 W19 N4 W19 S31 FGR=[YR=2009] S25 E19 N21 W9 N4 W10 $ E10 S4 E9 S17 E11 FOP=[YR=2009] S4 E9 N4 W1 N2 W7 S2 W1 $ E1 N2 E7 S2 E12 N52 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2009	2009	3	90	2,771	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2011	2011	3	81	3,110	
4	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2012	2012	3	55	1,100	

LAND DESCRIPTION

TOTAL OB/XF 10,236

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