LOT 40
IN OR 2133/748
FLORA PARKE #5 PB 7/335

GAREAU JOHN E & PAULA E L/E/
32412 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-0553-0040-0000**

## 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

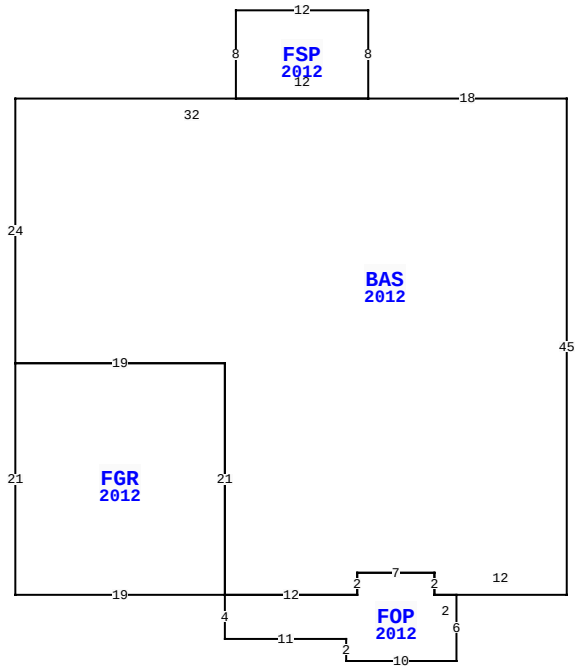
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4041.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,837 | 100 | 1,837 | 242,861 |
| FGR | 399 | 55 | 219 | 28,953 |
| FOP | 118 | 30 | 35 | 4,628 |
| FSP | 96 | 40 | 38 | 5,024 |
| TOTALS | 2,450 | | 2,129 | 281,465 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,129 | 111.9160 | 139.90 | 297,847 | 2012 | 2012 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SNGL FAM – 100% - 2013 Heated Area: 1837 HX Base Yr 2013




32412 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 | | 281,465 |
| TOTAL MARKET OB/XF VALUE | | 6,652 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 363,117 |
| SOH/AGL Deduction | | 174,528 |
| ASSESSED VALUE | | 188,589 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 138,589 |
| TOTAL JUST VALUE | | 363,117 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,520 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C25321 | CO ISSUED | 0 | 03/29/2012 |
| E24192 | NEW CONSTR | 0 | 12/01/2011 |
| M16744 | H/AC | 0 | 12/01/2011 |
| E24013 | NEW CONSTR | 0 | 11/01/2011 |
| B25321 | NEW S/F/R | 209,400 | 11/01/2011 |
| P15248 | NEW CONSTR | 0 | 11/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2133/0748 | 7/12/2017 | WD | U | I | 11 | 100 |
| GRANTOR: GAREAU JOHN EDWARD & | | | | | | |
| GRANTEE: GAREAU JOHN EDWARD | | | | | | |
| 1801/0295 | 6/26/2012 | WD | Q | I | 01 | 211,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GAREAU JOHN E & PAU | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 688.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 93 | 3,327 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2012 | 2012 | 3 | 95 | 3,325 | |

## BUILDING DIMENSIONS

BAS=[YR=2012] W18 FSP=[YR=2012] N8 W12 S8 E12 $ W32 S24
FGR=[YR=2012] S21 E19 FOP=[YR=2012] S4 E11 S2 E10 N6 W2 N2
W7 S2 W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N45 $ .

## LAND DESCRIPTION

TOTAL OB/XF 6,652

| 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