LOT 45
IN OR 2074/269
FLORA PARKE #5 PB 7/335

HAMILTON TRUST/HAMILTON PAMELA L COOK TRUSTEE
32468 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0045-0000

BUILDING CHARACTERISTICS

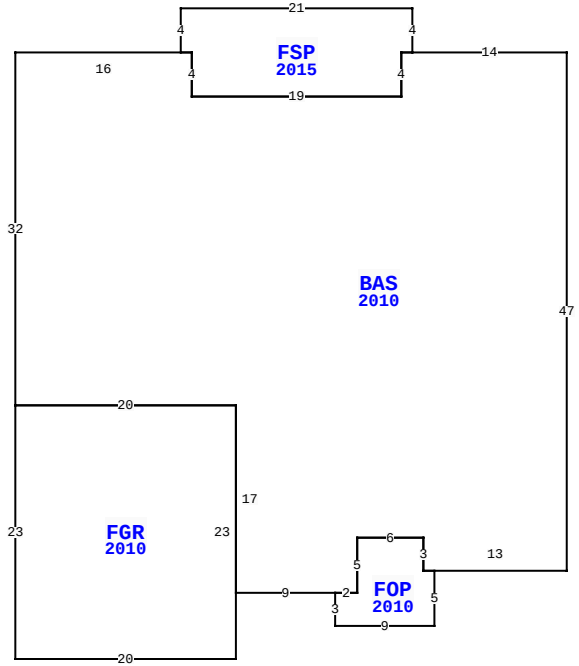
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,978	100	1,978	246,936
FGR	460	55	253	31,585
FOP	59	30	18	2,247
FSP	160	40	64	7,990
TOTALS	2,657		2,313	288,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,313	106.8200	133.52	308,832	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2014 Heated Area: 1978 HX Base Yr 2014



32468 SUNNY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,758
TOTAL MARKET OB/XF VALUE		6,356
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,114
SOH/AGL Deduction		154,795
ASSESSED VALUE		215,319
TOTAL EXEMPTION VALUE	HX HB VX SX	105,000
BASE TAXABLE VALUE		110,319
TOTAL JUST VALUE		370,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23903	CO ISSUED	0	03/17/2011
E22973	NEW CONSTR	0	10/01/2010
M15686	H/AC	0	10/01/2010
E22947	NEW CONSTR	0	09/01/2010
P14453	NEW CONSTR	0	09/01/2010
B23903	NEW CONSTR	215,419	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0269	9/19/2016	QC	U	I	11	100
GRANTOR: HAMILTON TRUST, REVOC						
GRANTEE: HAMILTON TRUST						
1874/0009	8/12/2013	SW	U	I	30	100
GRANTOR: HAMILTON DAVID F JR &						
GRANTEE: HAMILTON DAVID F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 FSP=[YR=2015] N4 W21 S4 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W16 S32 FGR=[YR=2010] S23 E20 N23 W20 $ E20 S17 E9 FOP=[YR=2010] S3 E9 N5 W1 N3 W6 S5 W2 $ E2 N5 E6 S3 E13 N47 $.

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	781.00	SF	5.20	5.20	100	2010	2010	3	91	3,696	
2	0855	CONC PAVER	0	100	0	0	280.00	SF	10.00	10.00	100	2014	2014	3	95	2,660	

LAND DESCRIPTION

TOTAL OB/XF 6,356

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS