



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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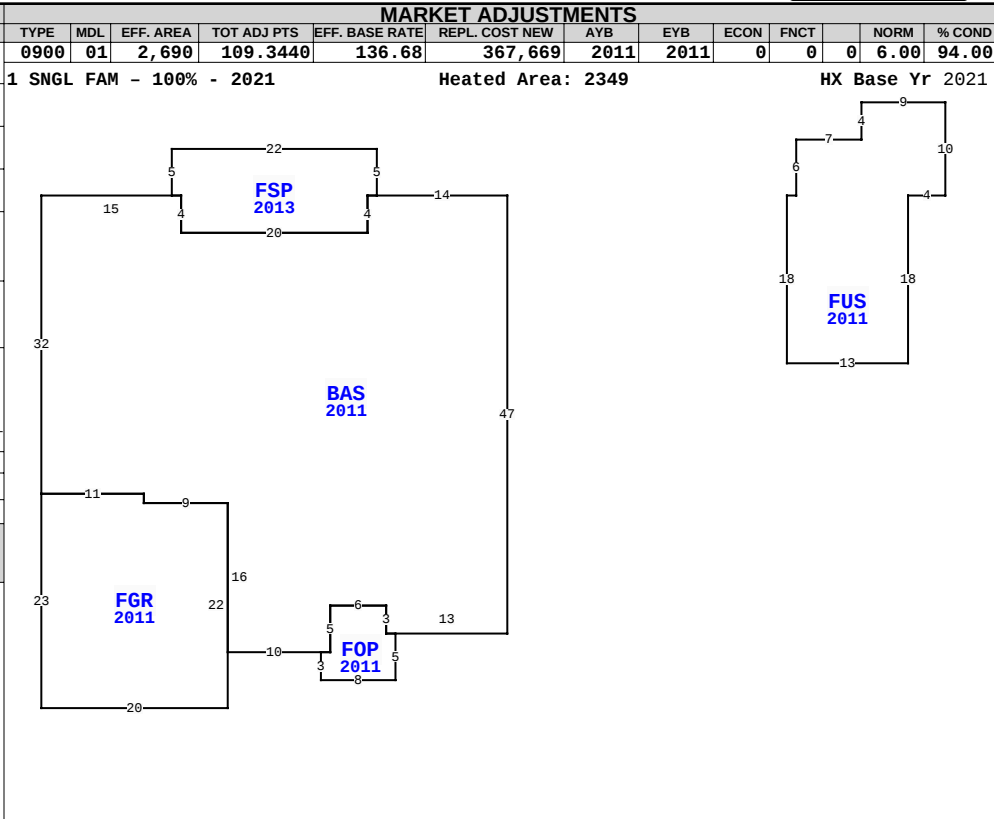
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	1,983	254,774
FGR	451	55	248	31,863
FOP	56	30	17	2,185
FSP	190	40	76	9,765
FUS	366	100	366	47,024

TOTALS	3,046		2,690	345,609
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	514.00	SF	10.00	10.00	
4	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



32522 SUNNY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
32,013											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		345,609	
TOTAL MARKET OB/XF VALUE		32,013	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		452,622	
SOH/AGL Deduction		137,430	
ASSESSED VALUE		315,192	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		260,192	
TOTAL JUST VALUE		452,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326981	XFOB	0	03/01/2013
C24332	CO ISSUED	0	09/15/2011
M15972	H/AC	0	02/01/2011
P14647	OTHER	0	02/01/2011
B24332	NEW CONSTR	257,501	01/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2698/29	3/06/2024	WD	Q	I	01	565,000
GRANTOR: SCHROEDER BRIAN K						
GRANTEE: ROBINSON JULIA M						
2380/1611	7/30/2020	WD	Q	I	01	360,500
GRANTOR: WYNNE JAMES F SR						
GRANTEE: SCHROEDER BRIAN K						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W14 FSP=[YR=2013] N5 W22 S5 E1 S4 E20 N4 E1 \$ W1 S4 W20 N4 W15 S32 FGR=[YR=2011] S23 E20 N22 W9 N1 W11 \$ E11 S1 E9 S16 E10 FOP=[YR=2011] S3 E8 N5 W1 N3 W6 S5 W1 \$ E1 N5 E6 S3 E13 N47 \$ PTR= E30 FUS=[YR=2011] E1 N6 E7 N4 E9 S10 W4 S18 W13 N18 \$ W30 \$.											