LOT 53
IN OR 1947/364
FLORA PARKE #5 PB 7/335

GOLL STEPHEN J & KIM M
32576 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0053-0000

BUILDING CHARACTERISTICS

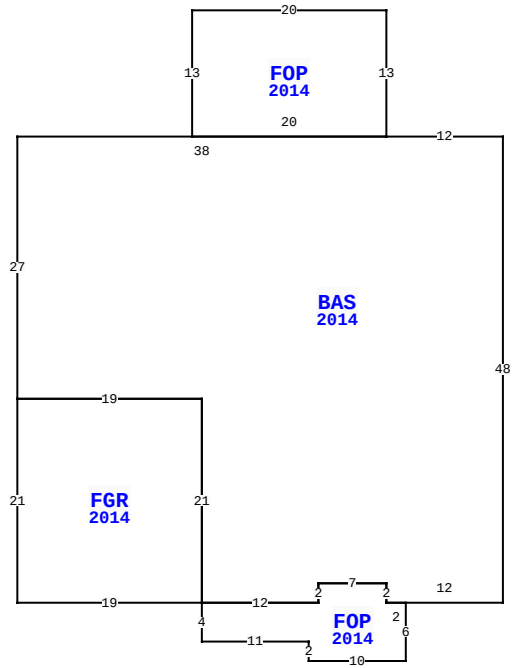
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,987	100	1,987	272,208
FGR	399	55	219	30,002
FOP	118	30	35	4,795
FOP	260	30	78	10,685
TOTALS	2,764		2,319	317,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,319	114.7580	143.45	332,661	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 1987 HX Base Yr 2015



32576 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		317,691
TOTAL MARKET OB/XF VALUE		7,060
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		399,751
SOH/AGL Deduction		179,764
ASSESSED VALUE		219,987
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		164,987
TOTAL JUST VALUE		399,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428121	CO ISSUED	0	07/10/2014
B1328121	NEW CONSTR	245,972	12/01/2013
B23293	NEW CONSTR	276,565	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/0364	10/31/2014	WD	Q	I	01	240,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOLL STEPHEN J & KI						
1676/1000	4/29/2010	WD	U	V	30	42,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FOP=[YR=2014] N13 W20 S13 E20 $ W38 S27
FGR=[YR=2014] S21 E19 FOP=[YR=2014] S4 E11 S2 E10 N6 W2 N2
W7 S2 W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N48 $.

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	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	749.00	SF	5.20	5.20	100	2014	2014	3	95	3,700	

LAND DESCRIPTION

TOTAL OB/XF 7,060

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS