

LOT 54
IN OR 1895/1885
FLORA PARKE #5 PB 7/335

DIAMICO JAMES M & FRANCES YVONNE
32602 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0054-0000



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		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
DAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2,115	270,526
FGR	576	55	317	40,547
FOP	48	30	14	1,791
FSP	210	40	84	10,745
TOTALS	2,949		2,530	323,607

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,530	107.7120	134.64	340,639	2013	2013	0	0	5.00	95.00
1 SNGL FAM - 100% - 2014 Heated Area: 2115 HX Base Yr 2014											
32602 SUNNY PARKE DR, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,607	
TOTAL MARKET OB/XF VALUE		9,146	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		407,753	
SOH/AGL Deduction		180,284	
ASSESSED VALUE		227,469	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		177,469	
TOTAL JUST VALUE		407,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327232	CO ISSUED	0	12/12/2013
B1328017	SCRNWALLS	2,924	11/01/2013
B1327232	NEW CONSTR	253,269	05/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1895/1885	12/19/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DIAMICO JAMES MICHA					
1863/1877	6/19/2013	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W15 FSP=[YR=2013] N10 W21 S10 E21 \$ W35 S47 E13 FOP=[YR=2013] S6 E6 N8 W6 S2 \$ N2 E6 S5 E11 FGR=[YR=2013] S13 E20 N33 W13 S12 W7 S8 \$ N8 E7 N12 E13 N30 \$.											