

LOT 58
IN OR 2231/1958
FLORA PARKE #5 PB 7/335

SERCA KATHERINE A
32648 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0058-0000



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	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
NEIGHBORHOOD/LOC	4041.00	

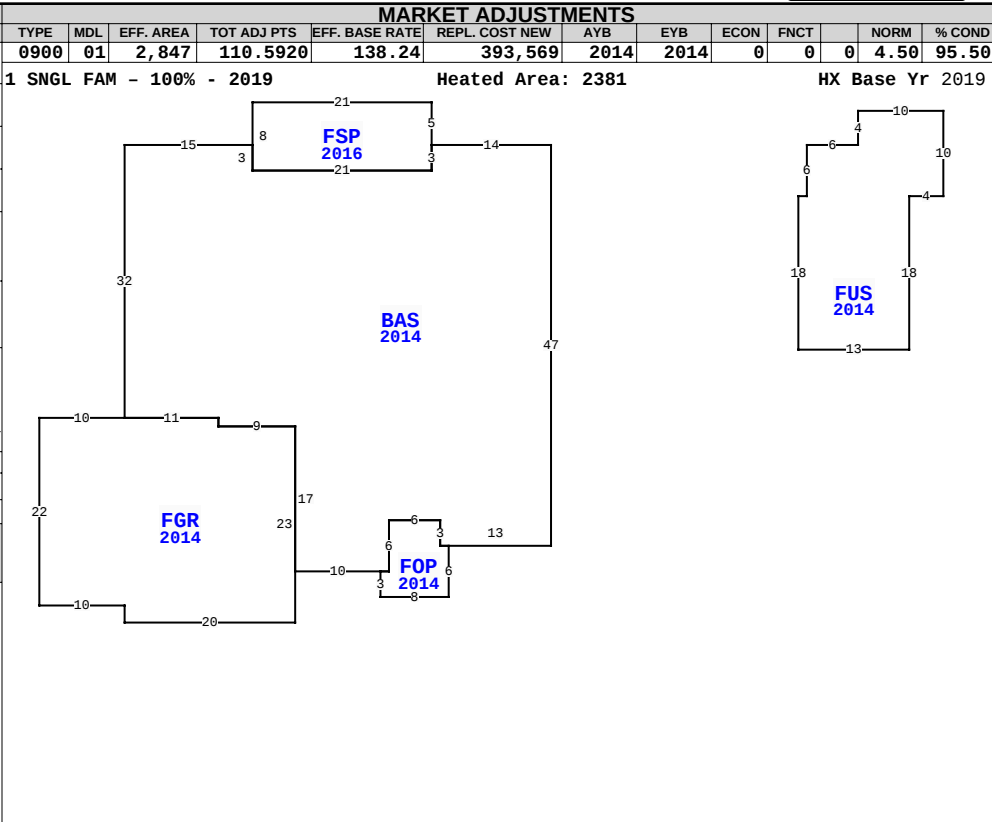
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2,011	265,491
FGR	691	55	380	50,167
FOP	63	30	19	2,509
FSP	168	40	67	8,845
FUS	370	100	370	48,847

TOTALS	3,303		2,847	375,858
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	843.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	231.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	892.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
7	0911	SCRN RM A	0	100	0	0	1,019.00	SF	17.50

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

REVIEW DATE 03/12/2020 BY KWA



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TOTAL OB/XF									
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1	000100	C	SFR	100		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	375,858								
TOTAL MARKET OB/XF VALUE	53,229								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	504,087								
SOH/AGL Deduction	202,908								
ASSESSED VALUE	301,179								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	246,179								
TOTAL JUST VALUE	504,087								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	478,704								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909207	SCRN ENCLSR	24,608	11/01/2019
B1632587	SWIM POOL	31,665	06/01/2016
B1327437	CO ISSUED	0	05/30/2014
P1316743	NEW CONSTR	0	08/01/2013
B1327437	NEW CONSTR	281,535	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2231/1958	10/04/2018	WD	Q	I	01	368,000	
GRANTOR:MCNEW NATHAN S & KIMB							
GRANTEE:SERCA KATHERINE A							
1939/0592	9/17/2014	WD	Q	I	01	274,900	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:MCNEW NATHAN S & KI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W14 FSP=[YR=2016] N5 W21 S8 E21 N3\$ S3 W21 N3 W15 S32 FGR=[YR=2014] W10 S22 E10 S2 E20 N23 W9 N1 W11\$ E11 S1 E9 S17 E10 FOP=[YR=2014] S3 E8 N6 W1 N3 W6 S6 W1\$ E1 N6 E6 S3 E13 N47 \$ PTR= E30 FUS=[YR=2014] E6 N4 E10 S10 W4 S18 W13 N18 E1 N6\$ W30\$.									

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