

LOT 50  
IN OR 1541/553  
FLORA PARKE #4 PB 7/137

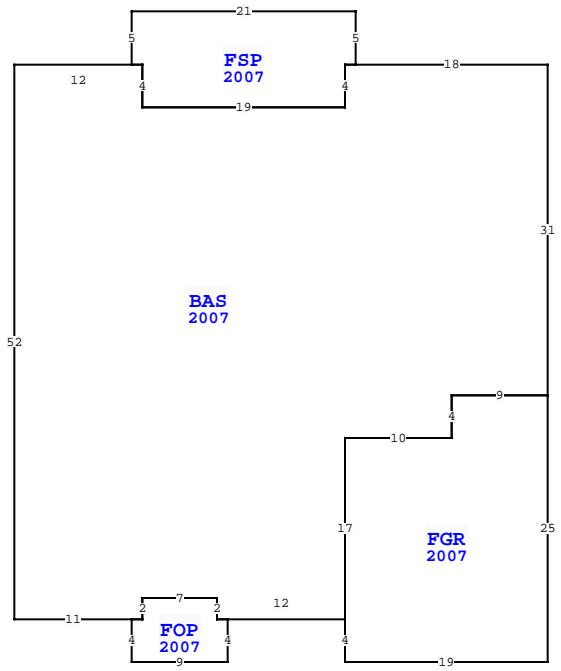
ALLENORFER KATHRYN H & PENNYPACKER JOHN R  
32311 SUNNY PARKE DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

26-2N-28-0552-0050-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floo	11	CLAY TILE	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	YEAR
BAS	2,151	100	2007
FGR	435	55	2007
FOP	50	30	2007
FSP	181	40	2007
TOTALS	2,817		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,477	106.4640	140.53	348,093	2007	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2008 Heated Area: 2151 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		318,505	
TOTAL MARKET OB/XF VALUE		11,078	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		414,583	
SOH/AGL Deduction		207,783	
ASSESSED VALUE		206,800	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		156,078	
TOTAL JUST VALUE		414,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705802	H/AC	0	09/01/2017
M12973	MECH OTHER	0	06/01/2007
E19262	ELEC OTHER	2,000	05/01/2007
P12368	OTHER	0	05/01/2007
C19790	CO ISSUED	184,272	04/01/2007
R10294	REPAIR/RRF	2,800	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/0553	12/17/2007	WD	U	I	07	100
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: ALLENORFER KATHRYN						
1537/0349	11/26/2007	WD	Q	I		245,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALLENORFER KATHRYN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0811	CONCRETE B	0	100	0	734.00	SF	5.20	5.20	100	2007
3	0476	VF 6 SBPL	0	100	0	160.00	LF	32.00	32.00	100	2014
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2014

TOTAL OB/XF												11,078												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W18 FSP=[YR=2007] N5 W21 S5 E1 S4 E19 N4 E1 \$ W1 S4 W19 N4 W12 S52 E11 FOP=[YR=2007] S4 E9 N4 W1 N2 W7 S2 W1 \$ E1 N2 E7 S2 E12 FGR=[YR=2007] S4 E19 N25 W9 S4 W10 S17 \$ N17 E10 N4 E9 N31 \$ .	