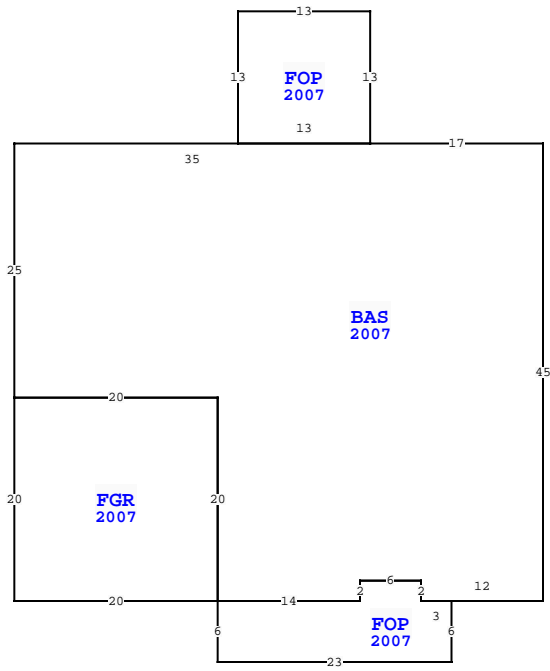




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2007	1,928	246,465
FGR	400	55	2007	220	28,123
FOP	150	30	2007	45	5,753
FOP	169	30	2007	51	6,519
TOTALS	2,647			2,244	286,861

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,244	105.8400	139.71	313,509	2007	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2008										Heated Area: 1928	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			286,861
TOTAL MARKET OB/XF VALUE			5,951
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			377,812
SOH/AGL Deduction			191,532
ASSESSED VALUE			186,280
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			135,558
TOTAL JUST VALUE			377,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12457	H/AC	0	02/01/2007
C19287	CO ISSUED	0	01/01/2007
E18610	NEW CONSTR	2,000	01/01/2007
P11995	NEW CONSTR	0	01/01/2007
R10001	REPAIR/RRF	2,800	01/01/2007
B19287	NEW CONSTR	169,752	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0200	10/26/2019	QC	U	I	11	48,000
GRANTOR: HERNANDEZ DARIANNY & GRANTEE: HERNANDEZ DARIANNY						
1500/0246	5/21/2007	WD	Q	I		253,200
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: UMANA MILLY H & DAR						

EXTRA FEATURES															BLD DATE	LGL DATE	MLU	
L N	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	INC DATE	AG DATE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800			
2	0810	CONCRETE A	0	100	42	3	SF	6.50	6.50	100	2007	2007	3	87	713			
3	0810	CONCRETE A	0	100	38	16	SF	6.50	6.50	100	2007	2007	3	87	3,438			
TOTAL OB/XF															5,951			

BUILDING NOTES			
32307 SUNNY PARKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2007] W17 FOP=[YR=2007] N13W13S13 E13\$ W35 S25			
FGR=[YR=2007] S20 E20 FOP=[YR=2007] S6E23N6W3N2W6S2W14\$N20			
W20\$E20S20E14N2E6S2E12 N45\$.			

LAND DESCRIPTION		TOTAL OB/XF																						
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							