LOT 3
IN OR 2128/18
FLORA PARKE #5 PB 7/335

FANCHER KYLE ENGLISH & MELISSA J
32769 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0003-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

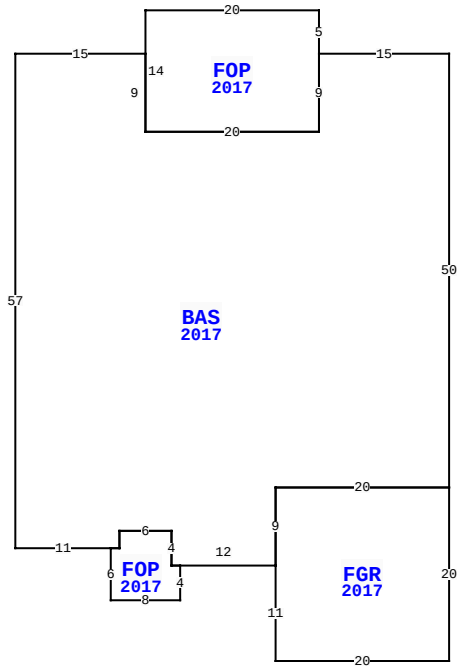
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100	2017	2,542	351,544
FGR	400	55	2017	220	30,425
FOP	58	30	2017	17	2,351
FOP	280	30	2017	84	11,617
TOTALS	3,280			2,863	395,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,863	108.5700	143.31	410,297	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2542 HX Base Yr 2018



32769 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,937
TOTAL MARKET OB/XF VALUE		4,160
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		485,097
SOH/AGL Deduction		171,808
ASSESSED VALUE		313,289
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		257,567
TOTAL JUST VALUE		485,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633217	CO ISSUED	0	03/21/2017
B1633214	NEW CONSTR	310,763	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0018	6/16/2017	WD	Q	I	01	343,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FANCHER KYLE ENGLIS						
2076/0649	10/03/2016	WD	U	V	30	47,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N5 W20 S14 E20 N9$ S9 W20 N9 W15 S57 E11 FOP=[YR=2017] S6 E8 N4 W1 N4 W6 S2 W1$ E1 N2 E6 S4 E12 FGR=[YR=2017] S11 E20 N20 W20 S9$ N9 E20 N50 $.

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	0855	CONC PAVER	0	100	0	0	547.00	SF	7.00	7.00	100	2017	2017	3	96	3,676	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	96	484	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS