

HILL JOHN W & KAREN Y
32757 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

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 Floor	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	2,180	100	2008	2,180	281,847
FGR	400	55	2008	220	28,444
FOP	55	30	2008	16	2,068
FSP	180	40	2008	72	9,309
TOTALS	2,815			2,488	321,668

EXTRA FEATURES	
L N	OB/XF CODE
1	0811

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
1	0811	CONCRETE B	0	0	0	0	618.00	SF 5.20	5.20	100	2008	2008	3	88	2,828

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	106.4640	140.53	349,639	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM - 0% - 2024

Heated Area: 2180

HX Base Yr

The diagram illustrates the building's layout and associated areas. The main building footprint (BAS) is labeled 'BAS 2008' and has overall dimensions of 47 by 42. It includes several smaller rectangular sections: a top-left section labeled 'FSP 2008' (5x5), a bottom-left section labeled 'FOP 2008' (5x4), and a large right-side section labeled 'FGR 2008' (20x20). Dimensions are provided for each section and the connecting paths between them.

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,668	
TOTAL MARKET OB/XF VALUE		2,828	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		409,496	
SOH/AGL Deduction		0	
ASSESSED VALUE		409,496	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		409,496	
TOTAL JUST VALUE		409,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,130	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/943	5/24/2023	WD	Q	I	01	472,500

GRANTOR: BENTON DAVID

GRANTEE: HILL JOHN W & KAREN

2459/0307 5/05/2021 WD Q I 01 365,000

GRANTOR: JUNKER TODD J & KATHL

GRANTEE: BENTON DAVID

BUILDING NOTES															
BAS=[YR=2008] W15 FSP=[YR=2008] N5 W20 S9 E20 N4 \$ S4 W20 N4 W15 S47 E11 FOP=[YR=2008] S5 E9 N3 W1 N4 W6 S2 W2 \$ E2 N2 E6 S4 E11 FGR=[YR=2008] S13 E20 N20 W20 S7 \$ N7 E20 N42 \$.															

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

PRINTED 07/30/2025 BY SYS