LOT 5
FLORA PARKE #5 PB 7/335

BELLEROSE MICHAEL E/CHASSE DONNA
32745 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0005-0000

BUILDING CHARACTERISTICS

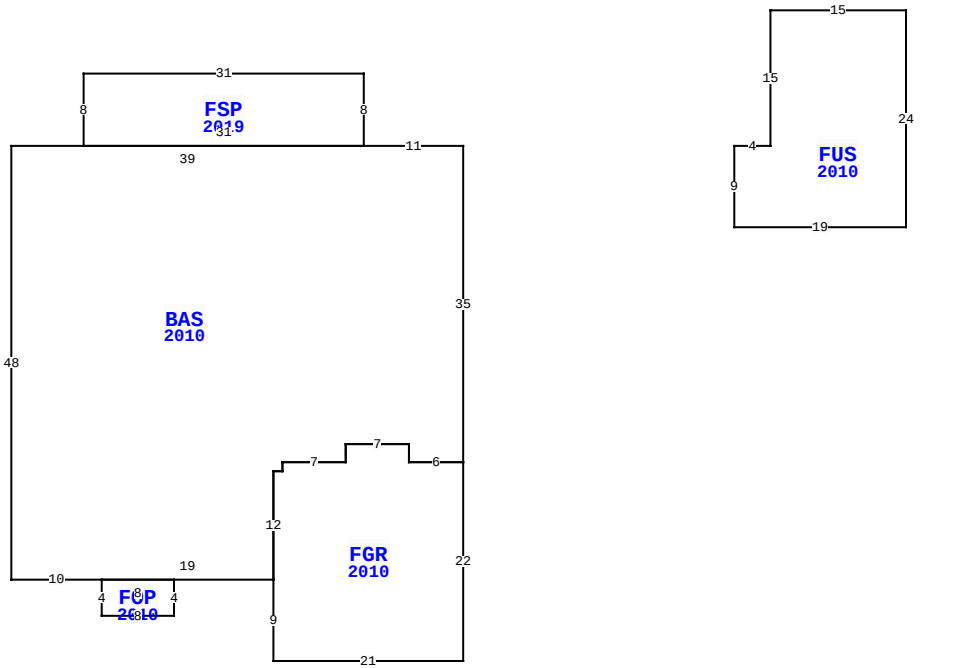
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2010	2,114	275,420
FGR	475	55	2010	261	34,004
FOP	32	30	2010	10	1,303
FSP	248	40	2019	99	12,898
FUS	396	100	2010	396	51,593
TOTALS	3,265			2,880	375,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,880	106.1260	140.09	403,459	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2025 Heated Area: 2510 HX Base Yr 2025



32745 SUNNY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,217
TOTAL MARKET OB/XF VALUE		6,475
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		466,692
SOH/AGL Deduction		163,482
ASSESSED VALUE		303,210
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,488
TOTAL JUST VALUE		466,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23264	CO ISSUED	0	08/01/2010
B23264	NEW CONSTR	319,806	02/01/2010
E22417	ELEC OTHER	0	02/01/2010
P14146	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/972	3/28/2024	PR	U	I	19	503,000
GRANTOR: POLLARD ARLENE AS PR						
GRANTEE: BELLEROSE MICHAEL E						
2697/979	3/01/2024	WD	U	I	11	100
GRANTOR: BLACKWELL KATELIN ANN						
GRANTEE: BELLEROSE MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 FSP=[YR=2019] N8 W31 S8 E31 $ W39 S48 E10 FOP=[YR=2010] S4 E8 N4 W8 $ E19 FGR=[YR=2010] S9 E21 N22 W6 N2 W7 S2 W7 S1 W1 S12 $ N12 E1 N1 E7 N2 E7 S2 E6 N35 $ PTR= E30 FUS=[YR=2010] E4 N15 E15 S24 W19 N9$ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2010	2010	3	90	3,220	

LAND DESCRIPTION

TOTAL OB/XF 6,475

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/19/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS