

LOT 8
FLORA PARKE #5 PB 7/335

TAYLOR MARK
32707 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0008-0000



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. 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	2,426	100	2008	2,426	319,321
FGR	400	55	2008	220	28,957
FOP	57	30	2008	17	2,237
FSP	200	40	2017	80	10,530
TOTALS	3,083			2,743	361,046

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,743	108.3840	143.07	392,441	2008	2008	0	0	8.00	92.00
1 SNGL FAM - 100% - 2023 Heated Area: 2426 HX Base Yr 2023											
32707 SUNNY PARKE DR, FERNANDINA BEACH											
BLD DATE 03/23/2009 RK LGL DATE 04/23/2025 MLU											
XF DATE											
INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,046	
TOTAL MARKET OB/XF VALUE		6,063	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		452,109	
SOH/AGL Deduction		249,384	
ASSESSED VALUE		202,725	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		152,003	
TOTAL JUST VALUE		452,109	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0384	2/02/2022	WD	Q	I	01	455,000
GRANTOR: MCKENDREE DANIEL L &						
GRANTEE: TAYLOR MARK						
1623/1341	5/21/2009	WD	Q	I	01	235,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCKENDREE DANIEL L						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2008] W15 FSP=[YR=2017] W20 S10 E20 N10 \$ S10 W20 N7 W15 S52 E12 FOP=[YR=2008] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2008] S12 E20 N20 W20 S8 \$ N8 E20 N50 \$.											

LAND DESCRIPTION										TOTAL OB/XF										6,063									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												