LOT 9
IN OR 1869/233
FLORA PARKE #5 PB 7/335

ROESER DAVID L
32695 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0009-0000

BUILDING CHARACTERISTICS

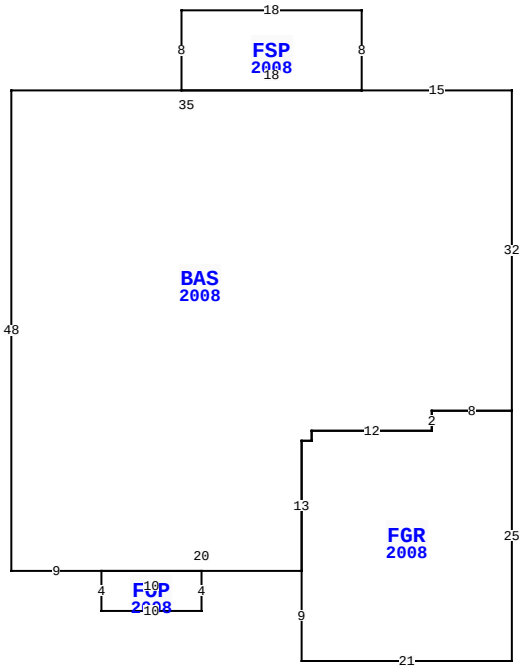
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,091	100	2008	2,091	275,977
FGR	498	55	2008	274	36,163
FOP	40	30	2008	12	1,584
FSP	144	40	2008	58	7,655
TOTALS	2,773			2,435	321,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	108.6820	143.46	349,325	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2014 Heated Area: 2091 HX Base Yr 2014



32695 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE	03/23/2009 RK	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,379
TOTAL MARKET OB/XF VALUE		2,746
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		409,125
SOH/AGL Deduction		186,607
ASSESSED VALUE		222,518
TOTAL EXEMPTION VALUE	HX HB VX WR	60,722
BASE TAXABLE VALUE		161,796
TOTAL JUST VALUE		409,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1869/0233	7/22/2013	WD	Q	I	02	215,000
GRANTOR: PHELPS ROBERT C & DEA						
GRANTEE: ROESER DAVID L & NA						
1593/1689	11/18/2008	WD	Q	I		215,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PHELPS ROBERT C & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2008] N8 W18 S8 E18 $ W35 S48 E9 FOP=[YR=2008] S4 E10 N4 W10 $ E20 FGR=[YR=2008] S9 E21 N25 W8 S2 W12 S1 W1 S13 $ N13 E1 N1 E12 N2 E8 N32 $.

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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2008	2008	3	88	2,746	

LAND DESCRIPTION

TOTAL OB/XF 2,746

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 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