LOT 10
FLORA PARKE #5 PB 7/335

BROWNING VICKI L/E/
32679 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0010-0000

BUILDING CHARACTERISTICS

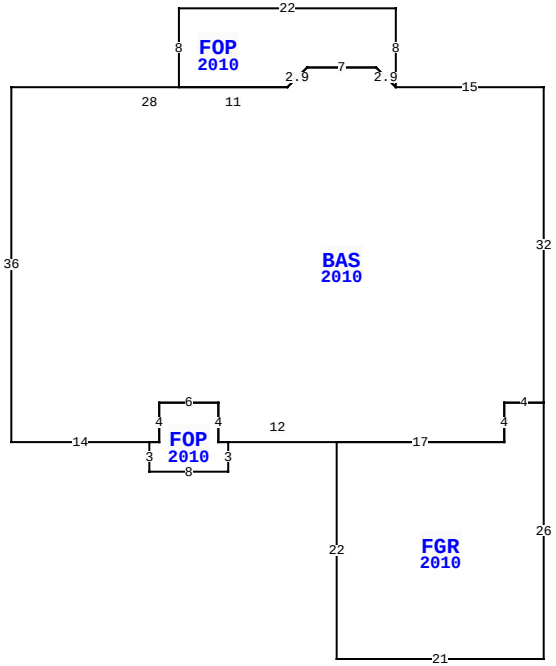
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,922	100	2010	1,922	258,735
FGR	478	55	2010	263	35,404
FOP	48	30	2010	14	1,885
FOP	158	30	2010	47	6,327
TOTALS	2,606			2,246	302,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	109.6620	144.75	325,108	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2017 Heated Area: 1922 HX Base Yr 2017



32679 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		302,350
TOTAL MARKET OB/XF VALUE		6,428
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		393,778
SOH/AGL Deduction		157,032
ASSESSED VALUE		236,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,024
TOTAL JUST VALUE		393,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922941	CO ISSUED	0	05/24/2010
M15063	MECH OTHER	0	02/01/2010
E22374	ELEC OTHER	0	01/01/2010
P14115	OTHER	0	01/01/2010
B0922941	NEW CONSTR	173,580	10/01/2009
R0912137	REPAIR/RRF	3,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1448	11/07/2024	LE	U	I	11	100
GRANTOR: BROWNING VICKI						
GRANTEE: BROWNING NICHOLAS M						
2053/1274	6/17/2016	WD	Q	I	01	240,000
GRANTOR: RUSSELL DANIEL J & CO						
GRANTEE: BROWNING VICKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FOP=[YR=2010] N8 W22 S8 E11 U2 R2 E7 D2 R2 $ U2 L2 W7 D2 L2 W28 S36 E14 FOP=[YR=2010] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E12 FGR=[YR=2010] S22 E21 N26 W4 S4 W17 $ E17 N4 E4 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	0812	CONCRETE C	0	100	0	0	1,007.00	SF	4.00	4.00	100	2010	2010	3	90	3,625	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2012	2012	3	64	2,560	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 6,428

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 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