

LOT 11
IN OR 1722/383
FLORA PARKE #5 PB 7/335

BELL ROBERT S & BETTY JANE
32657 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0011-0000



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		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	2,270	100	2010	2,270	296,673
FGR	416	55	2010	229	29,928
FOP	81	30	2010	24	3,137
FOP	230	30	2010	69	9,018
TOTALS	2,997			2,592	338,756

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	630.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	0	0	711.00	SF	17.50	17.50	
4	0855	CONC PAVER	0	100	0	0	619.00	SF	10.00	10.00	
5	0861	POOL GUNIT	0	100	0	0	170.00	SF	85.00	85.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,592	106.4640	140.53	364,254	2010	2010	0	0	7.00	93.00
1 SNGL FAM - 100% - 2012 Heated Area: 2270 HX Base Yr 2012											

32657 SUNNY PARKE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/23/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						338,756					
TOTAL MARKET OB/XF VALUE						27,005					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						450,761					
SOH/AGL Deduction						217,568					
ASSESSED VALUE						233,193					
TOTAL EXEMPTION VALUE						68,969					
BASE TAXABLE VALUE						164,224					
TOTAL JUST VALUE						450,761					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						425,957					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25230	ADDITION	19,831	10/01/2011
B25170	SWIM POOL	0	09/01/2011
C0922939	CO ISSUED	0	05/24/2010
M15062	MECH OTHER	0	02/01/2010
E22375	ELEC OTHER	0	01/10/2010
P14116	OTHER	0	01/10/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1722/0383	1/18/2011	WD	U	I	35	230,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BELLS ROBERT S & BE									
1663/1091	2/16/2010	WD	U	V	30	42,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2010] W30 S5 FOP=[YR=2010] W25 S7 E7 D5 R5 E8 N3 U2 R2 E3 N7 \$ S7 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E3 FOP=[YR=2010] S3 E11 N6 W2 N3 W7 S6 W2 \$ E2 N6 E7 S3 E15 FGR=[YR=2010] S18 E21 N20 W17 S1 W4 S1 \$ N1 E4 N1 E17 N44 \$.											