

BRAUND TRUST/BRAUND ANDREA TRUSTEE
32643 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0012-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type030514110304COMP SHNGL 100 DRYWALL 100 CARPET 70 CLAY TILE 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame4 100 2 10002WOOD FRAME 100

Stories Units Occupancy1. 1. 1000 10000NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4041.00

TOTALS2,8032,470321,076

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE321,076

TOTAL MARKET OB/XF VALUE5,677

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE411,753

SOH/AGL Deduction172,632

ASSESSED VALUE239,121

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE183,399

TOTAL JUST VALUE411,753

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE386,573

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

1945/081110/30/2014WDQI01241,000

GRANTOR:SOKOL JEFFREY S & ELY

GRANTEE: BRAUND TRUST

1622/15245/18/2009WDQI01212,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SOKOL JEFFREY S & E

BUILDING NOTES

BAS=[YR=2009] W14 FSP=[YR=2009] N5 W21 S9 E21 N4 \$ S4 W21 N4 W15 S46 E12 FOP=[YR=2009] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2009] S13 E20 N20 W20 S7 \$ N7 E20 N42 \$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000621.00SF5.205.20100200920093892,874

20462ST/AL FNC0100100400.00SF10.0010.00100201220123642,560

30463FENCE GATE010001.00UT300.00300.0010020122012381243

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

TOTALS

2,8032,470321,076

32643 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE08/10/2009RK

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025MLU

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS