LOT 15
IN OR 2223/98
FLORA PARKE #5 PB 7/335

CHILDRESS BOBBY W & CAROLYN L
32607 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0015-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

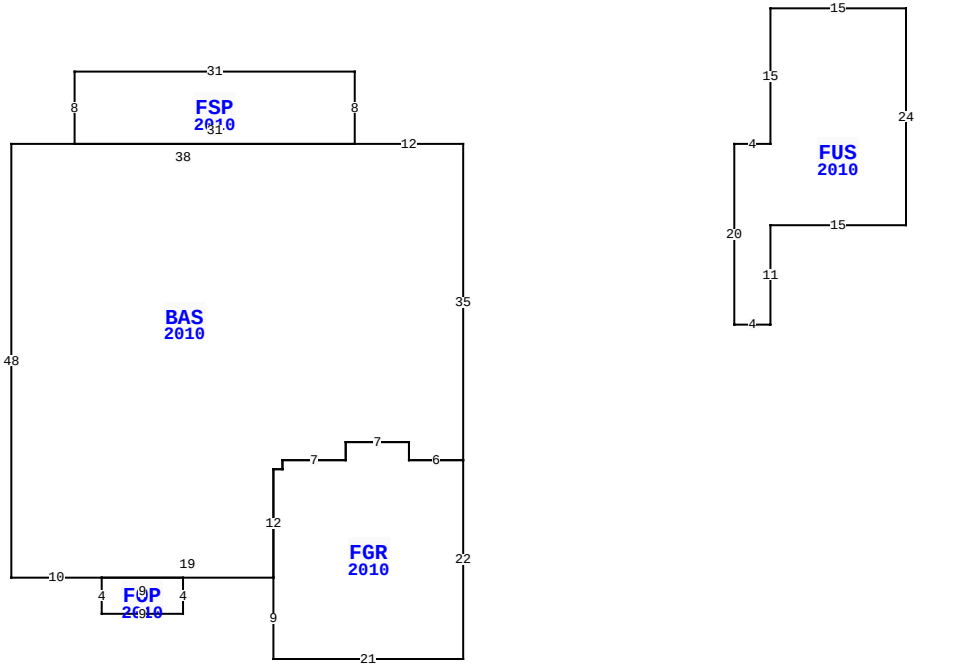
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2010	2,114	284,935
FGR	475	55	2010	261	35,179
FOP	36	30	2010	11	1,482
FSP	248	40	2010	99	13,344
FUS	440	100	2010	440	59,305
TOTALS	3,313			2,925	394,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,925	109.7920	144.93	423,920	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 2554 HX Base Yr 2019



32607 SUNNY PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,246
TOTAL MARKET OB/XF VALUE		11,590
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		490,836
SOH/AGL Deduction		250,528
ASSESSED VALUE		240,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,586
TOTAL JUST VALUE		490,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22937	CO ISSUED	0	01/25/2011
M15585	H/AC	0	08/01/2010
P14386	NEW CONSTR	0	08/01/2010
E22815	NEW CONSTR	0	07/01/2010
B0922937	NEW CONSTR	213,312	10/01/2009
R0912133	REPAIR/RRF	3,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2223/0098	9/12/2018	WD	Q	I	02	305,000
GRANTOR: GROSS GORDON D						
GRANTEE: CHILDRESS BOBBY W &						
1982/0088	5/26/2015	WD	Q	I	01	278,000
GRANTOR: HOWARD SEAN M & SISSY						
GRANTEE: GROSS GORDON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FSP=[YR=2010] N8 W31 S8 E31 $ W38 S48 E10 FOP=[YR=2010] S4 E9 N4 W9 $ E19 FGR=[YR=2010] S9 E21 N22 W6 N2 W7 S2 W7 S1 W1 S12 $ N12 E1 N1 E7 N2 E7 S2 E6 N35 $ PTR= E30 FUS=[YR=2010] E4 N15 E15 S24 W15 S11 W4 N20 $ W30 $.

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	597.00	SF	5.20	5.20	100	2010	2010	3	90	2,794	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
3	0462	ST/AL FNC	0	100	0	0	488.00	SF	10.00	10.00	100	2011	2011	3	60	2,928	
4	0855	CONC PAVER	0	100	0	0	275.00	SF	10.00	10.00	100	2016	2016	3	95	2,613	

LAND DESCRIPTION

TOTAL OB/XF 11,590

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 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS