LOT 16
FLORA PARKE #5 PB 7/335

MESHKE LIVING TRUST/MESHKE PAUL E TRUSTEE
32595 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0016-0000

BUILDING CHARACTERISTICS

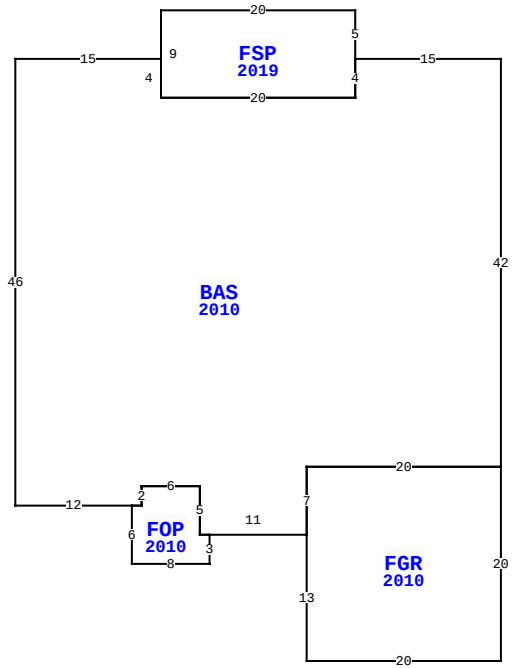
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,161	100	2010	2,161	282,427
FGR	400	55	2010	220	28,753
FOP	57	30	2010	17	2,222
FSP	180	40	2019	72	9,410
TOTALS	2,798			2,470	322,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	106.4640	140.53	347,109	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2021 Heated Area: 2161 HX Base Yr 2021



32595 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		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		322,811
TOTAL MARKET OB/XF VALUE		14,351
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		422,162
SOH/AGL Deduction		146,006
ASSESSED VALUE		276,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,434
TOTAL JUST VALUE		422,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21904	CO ISSUED	0	03/07/2010
M14925	H/AC	0	11/01/2009
P0913973	OTHER	0	10/01/2009
E22003	ELEC OTHER	0	08/01/2009
B0821904	NEW CONSTR	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1187	11/21/2024	QC	U	I	11	100
GRANTOR: MESHKE PAUL E & AMY L						
GRANTEE: MESHKE LIVING TRUST						
2320/1762	11/19/2019	WD	Q	I	01	259,000
GRANTOR: DAVIS MELVIN E & DAWN						
GRANTEE: MESHKE PAUL E & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FSP=[YR=2019] N5 W20 S9 E20 N4 $ S4 W20 N4 W15 S46 E12 FOP=[YR=2010] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2010] S13 E20 N20 W20 S7 $ N7 E20 N42 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2010	2010	3	90	2,850	
3	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00	10.00	100	2012	2012	3	92	5,060	
4	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2017	2017	3	81	2,916	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 14,351

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 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