LOT 17
FLORA PARKE #5 PB 7/335

GRIFFIN HILARY TASHA
139 PETERS RD
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0017-0000

BUILDING CHARACTERISTICS

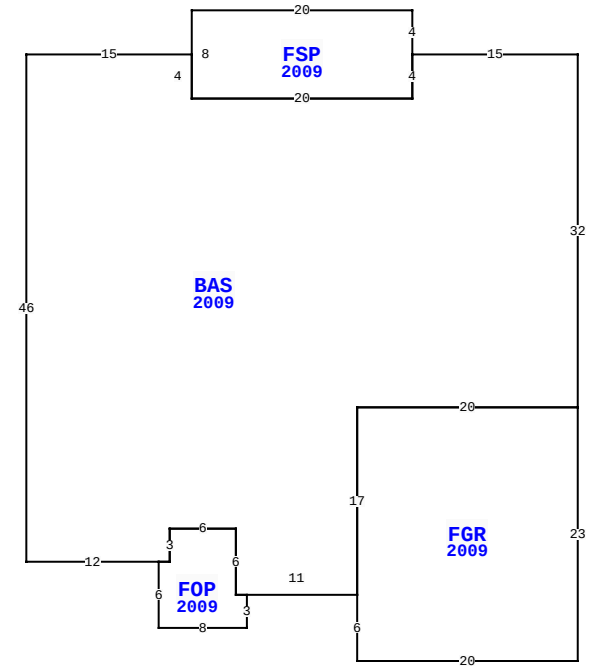
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,955	100	2009	1,955	261,762
FGR	460	55	2009	253	33,875
FOP	63	30	2009	19	2,544
FSP	160	40	2009	64	8,569
TOTALS	2,638			2,291	306,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	109.6620	144.75	331,622	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 2025 Heated Area: 1955 HX Base Yr



32571 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	306,750
TOTAL MARKET OB/XF VALUE	8,317
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	400,067
SOH/AGL Deduction	0
ASSESSED VALUE	400,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,067
TOTAL JUST VALUE	400,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21773	CO ISSUED	0	03/09/2009
B21773	NEW CONSTR	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/446	5/09/2024	WD	Q	I	01	440,000
GRANTOR: LENTZ JONATHAN E & KA						
GRANTEE: GRIFFIN HILARY TASH						
1616/1351	4/15/2009	WD	Q	I	01	215,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LENTZ JONATHAN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FSP=[YR=2009] N4 W20 S8 E20 N4 $ S4 W20 N4 W15 S46 E12 FOP=[YR=2009] S6 E8 N3 W1 N6 W6 S3 W1 $ E1 N3 E6 S6 E11 FGR=[YR=2009] S6 E20 N23 W20 S17 $ N17 E20 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	0855	CONC PAVER	0	0	0	0	220.00	SF	10.00	10.00	100	2009	2009	3	89	1,958	
2	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2009	2009	3	89	2,795	
3	0462	ST/AL FNC	0	0	0	0	600.00	SF	10.00	10.00	100	2009	2009	3	52	3,120	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	

LAND DESCRIPTION

TOTAL OB/XF 8,317

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	0		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