

LOT 18
IN OR 1972/1801
FLORA PARKE #5 PB 7/335

THURSTON ROBERT H & JOAN
32565 SUNNY PARKE DR
FERNANDINA BEACH, FL 32035

2025

26-2N-28-0553-0018-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,449	100	2010	2,449	329,587
FGR	400	55	2010	220	29,607
FOP	57	30	2010	17	2,288
FSP	180	40	2019	72	9,690
TOTALS	3,086			2,758	371,172

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	644.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	

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	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,758	109.6320	144.71	399,110	2010	2010	0	0	7.00	93.00
1 SNGL FAM - 100% - 2016 Heated Area: 2449 HX Base Yr 2016											
32565 SUNNY PARKE DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
13,250											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371,172	
TOTAL MARKET OB/XF VALUE		13,250	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		469,422	
SOH/AGL Deduction		186,297	
ASSESSED VALUE		283,125	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		232,403	
TOTAL JUST VALUE		469,422	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23265	CO ISSUED	0	07/01/2010
B23265	NEW CONSTR	304,766	02/01/2010
E22418	ELEC OTHER	0	02/01/2010
P14148	OTHER	0	02/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/1801	3/17/2015	WD	Q	I	01	296,000
GRANTOR: MURRAY ANGELA R						
GRANTEE: THURSTON ROBERT H &						
1728/0547	2/22/2011	WD	Q	I	02	243,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MURRAY ANGELA R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W15 FSP=[YR=2019] W20 S9 E20 N9 \$ S9 W20 N6 W15 S52 E11 FOP=[YR=2010] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E12 FGR=[YR=2010] S12 E20 N20 W20 S8 \$ N8 E20 N50 \$.											