LOT 23
FLORA PARKE #5 PB 7/335

**MCFALL JOHN J & ELIZABETH**
32489 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0553-0023-0000**

## BUILDING CHARACTERISTICS

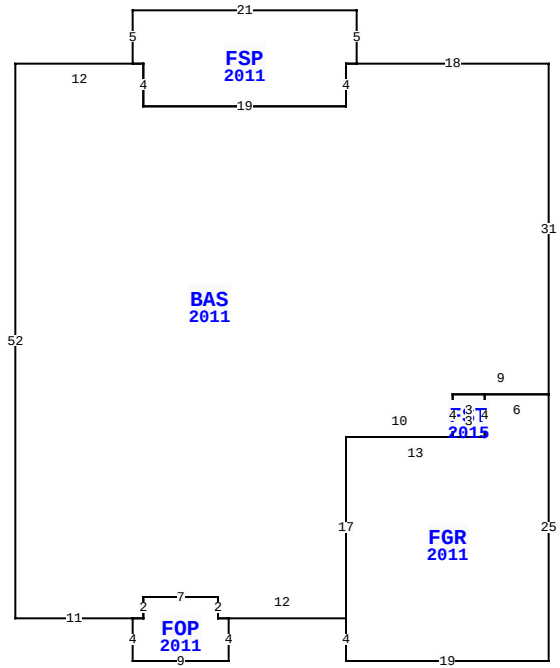
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,151 | 100 | 2011 | 2,151 | 282,632 |
| FGR | 423 | 55 | 2011 | 233 | 30,615 |
| FOP | 50 | 30 | 2011 | 15 | 1,971 |
| FSP | 181 | 40 | 2011 | 72 | 9,460 |
| FST | 12 | 55 | 2015 | 7 | 920 |
| TOTALS | 2,817 | | | 2,478 | 325,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,478 | 106.4640 | 140.53 | 348,233 | 2011 | 2011 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2151 HX Base Yr




32489 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 | 325,598 |
| TOTAL MARKET OB/XF VALUE | 8,195 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 418,793 |
| SOH/AGL Deduction | 61,061 |
| ASSESSED VALUE | 357,732 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 357,732 |
| TOTAL JUST VALUE | 418,793 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 393,389 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24470 | CO ISSUED | 0 | 09/12/2011 |
| M16260 | H/AC | 0 | 06/01/2011 |
| E23461 | NEW CONSTR | 0 | 05/01/2011 |
| P14778 | NEW CONSTR | 0 | 05/01/2011 |
| B24470 | NEW CONSTR | 236,508 | 03/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2290/0791 | 7/15/2019 | WD | Q | I | 01 | 295,000 |
| GRANTOR: WEBB LEWIS & GLORIA D | | | | | | |
| GRANTEE: MCFALL JOHN J & ELI | | | | | | |
| 1761/1244 | 10/14/2011 | WD | Q | I | 01 | 200,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: WEBB LEWIS & GLORIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W18 FSP=[YR=2011] N5 W21 S5 E1 S4 E19 N4 E1 $ W1 S4 W19 N4 W12 S52 E11 FOP=[YR=2011] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2011] S4 E19 N25W6 FST=[YR=2015] W3 S4 E3 N4$ S4 W13 S17 $ N17 E10 N4 E9 N31 $ .

## 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 | 0 | 0 | 0 | 576.00 | SF | 5.20 | 5.20 | 100 | 2011 | 2011 | 3 | 91 | 2,726 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 344.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 92 | 3,165 | |
| 3 | 0462 | ST/AL FNC | 0 | 0 | 90 | 0 | 360.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 64 | 2,304 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,195

| 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 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS