LOT 25
IN OR 2061/546
FLORA PARKE #5 PB 7/335

EASTERLY MATTHEW I
32459 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

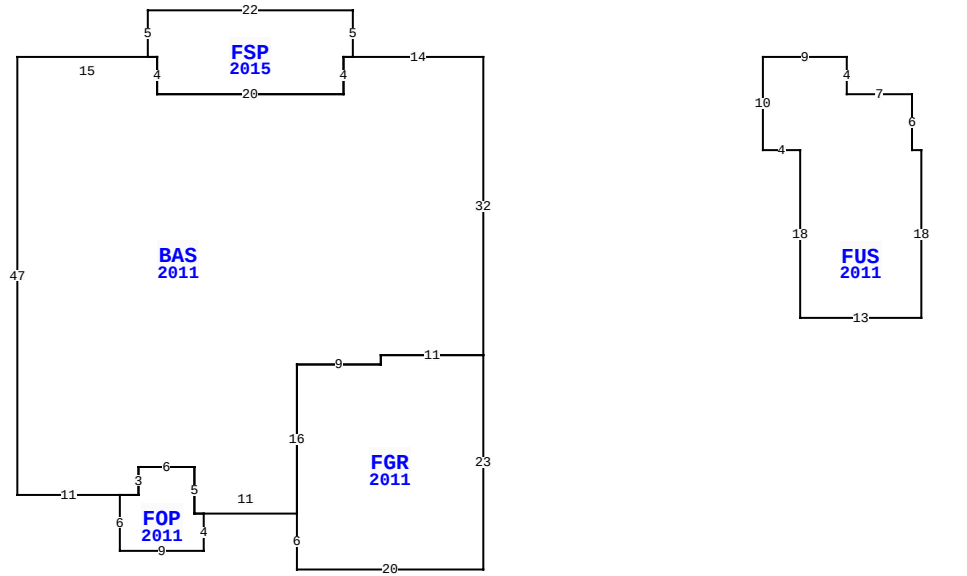
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,983	100	2011	1,983	267,603
FGR	451	55	2011	248	33,467
FOP	70	30	2011	21	2,834
FSP	190	40	2015	76	10,256
FUS	366	100	2011	366	49,391
TOTALS	3,060			2,694	363,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,694	109.3440	144.33	388,825	2011	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2018 Heated Area: 2349 HX Base Yr 2018



32459 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		363,551
TOTAL MARKET OB/XF VALUE		8,505
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		457,056
SOH/AGL Deduction		174,258
ASSESSED VALUE		282,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,076
TOTAL JUST VALUE		457,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124878	CO ISSUED	0	11/15/2011
E23687	NEW CONSTR	0	08/01/2011
M16403	H/AC	0	07/01/2011
E23634	NEW CONSTR	0	07/01/2011
E23634	NEW CONSTR	0	07/01/2011
P14867	NEW CONSTR	0	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/0546	7/22/2016	WD	Q	I	01	265,500
GRANTOR: WELSH ZACHARY KEVIN &						
GRANTEE: EASTERLY MATTHEW I						
1838/1737	1/31/2013	WD	Q	I	01	225,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WELSH ZACHARY KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 FSP=[YR=2015] N5 W22 S5 E1 S4 E20 N4 E1 $ W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2011] S6 E9 N4 W1 N5 W6 S3 W2 $ E2 N3 E6 S5 E11 FGR=[YR=2011] S6 E20 N23 W11 S1 W9 S16 $N16 E9 N1 E11 N32 $ PTR= E30 FUS=[YR=2011] E9 S4 E7 S6 E1 S18 W13 N18 W4 N10 $ 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	576.00	SF	5.20	5.20	100	2011	2011	3	91	2,726	
2	0855	CONC PAVER	0	100	0	0	298.00	SF	10.00	10.00	100	2013	2013	3	93	2,771	
3	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	100	2012	2012	3	64	2,765	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 8,505

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