

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD	16 WD FR STUC 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	4																
Exterior Wall		03	GABLE/HIP 100							0900	01	2,205	110.6420	146.05	322,040	2012	2012	0	0	0	6.00	94.00	Tax Group: 4																
Roof Structur		03	COMP SHNGL 100							1 SNGL FAM - 100% - 2025														Heated Area: 1885															
Roof Cover		05	DRYWALL 100																					HX Base Yr 2025															
Interior Wall		14	CARPET 70																																				
Interior Floo		11	CLAY TILE 30																																				
Air Condition		04	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units		00	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	1,885	100	2012	1,885	258,786																																		
FGR	441	55	2012	243	33,361																																		
FOP	98	30	2012	29	3,981																																		
FOP	160	30	2012	48	6,589																																		
TOTALS		2,584			2,205	302,718																																	
EXTRA FEATURES										32443 SUNNY PARKE DR, FERNANDINA BEACH										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
L N	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				04/23/2025				MLU														
1	0811	CONCRETE B	0	100	0	0	689.00	SF	5.20	5.20	100	2012	2012	3	92	3,296																							
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290																							
3	0462	ST/AL FNC	0	100	98	0	392.00	SF	10.00	10.00	100	2013	2013	3	68	2,666																							
LAND DESCRIPTION										TOTAL OB/XF										9,252																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																						