

LOT 28
IN OR 1866/201
FLORA PARKE #5 PB 7/335

BLOCK MICHAEL D & SAMANTHA AU
32417 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0028-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,985	100	2013	1,985	284,150
FGR	399	55	2013	219	31,349
FOP	120	30	2013	36	5,153
FSP	160	40	2013	64	9,162

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0855	CONC PAVER	0	100	0	0	184.00	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		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,304	114.7580	151.48	349,010	2013	2013	0	0	5.50	94.50
1 SNGL FAM - 100% - 2014 Heated Area: 1985 HX Base Yr 2014											
TOTALS	2,664		2,304	329,814							

32417 SUNNY PARKE DR, FERNANDINA BEACH											
						BLD DATE				LGL DATE	04/23/2025 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										329,814	
TOTAL MARKET OB/XF VALUE										8,349	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										423,163	
SOH/AGL Deduction										193,612	
ASSESSED VALUE										229,551	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										178,829	
TOTAL JUST VALUE										423,163	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										397,422	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326759	CO ISSUED	0	06/13/2013
B1326759	NEW CONSTR	233,965	01/01/2013
P1316338	NEW CONSTR	0	01/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1866/0201	6/20/2013	WD	Q	I	02	219,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BLOCK MICHAEL D & S									
1839/0173	2/06/2013	WD	U	V	30	40,500			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W18 FSP=[YR=2013] N8 W20 S8 E20 \$ W32 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19 S21 \$ W11 N2 W8 S2 W2 \$ E2 N2 E8 S2 E11 N21 E19 N27 \$.											