LOT 30
IN OR 2222/1648
FLORA PARKE #5 PB 7/335

DUCSAY MARGUERITE A
32393 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0030-0000

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

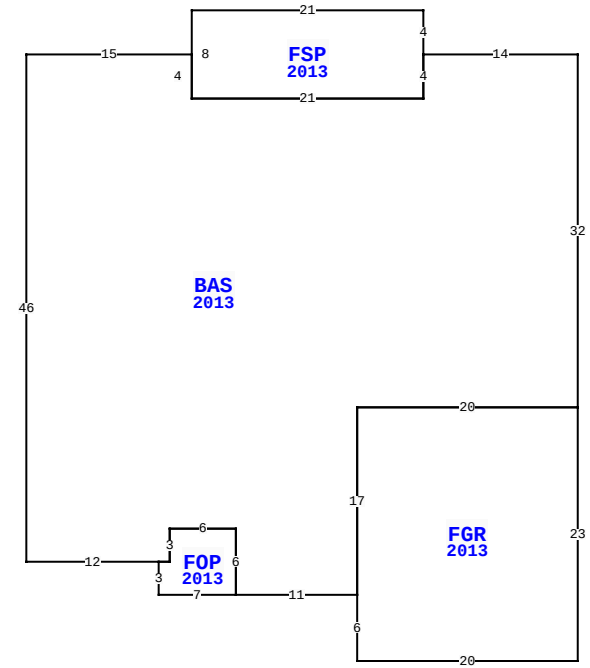
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	2013	1,951	279,282
FGR	460	55	2013	253	36,216
FOP	39	30	2013	12	1,718
FSP	168	40	2013	67	9,591
TOTALS	2,618			2,283	326,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	114.7580	151.48	345,829	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2021 Heated Area: 1951 HX Base Yr 2021



32393 SUNNY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,808
TOTAL MARKET OB/XF VALUE		8,988
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		420,796
SOH/AGL Deduction		145,604
ASSESSED VALUE		275,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,470
TOTAL JUST VALUE		420,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327857	SCRWALL	1,100	10/01/2013
B1326871	CO ISSUED	0	08/09/2013
M1318093	H/AC	0	05/01/2013
B1326871	SFR	233,289	02/01/2013
E21700	ELEC OTHER	2,000	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/1648	9/05/2018	WD	Q	I	01	276,500
GRANTOR: PEEK JO ANN R & JAMES						
GRANTEE: DUCSAY MARGUERITE A						
1883/0754	9/13/2013	WD	Q	I	02	227,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PEEK JO ANN R & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FSP=[YR=2013] N4 W21 S8 E21 N4 $ S4 W21 N4 W15 S46 E12 FOP=[YR=2013] S3 E7 N6 W6 S3 W1 $ E1 N3 E6 S6 E11 FGR=[YR=2013] S6 E20 N23 W20 S17 $ N17 E20 N32 $.

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	557.00	SF	5.20	5.20	100	2013	2013	3	93	2,694	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
3	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2013	2013	3	68	2,720	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 8,988

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS