

RESAR AARON J & LAURA A
32344 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0034-0000

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		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	2,107	100	2011	2,107	275,984				
FGR	482	55	2011	265	34,711				
FOP	36	30	2011	11	1,441				
FSP	248	40	2015	99	12,968				
FUS	360	100	2011	360	47,154				
PTO	217	5	2011	11	1,441				
TOTALS		3,450		2,853	373,698				

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,853	106.1260	140.09	399,677	2011	2011		0
1 SNGL FAM - 100% - 2012					Heated Area: 2467		HX Base Yr 2012		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY						STANDARD								
Tax Group: 4						Tax Dist:								
BUILDING MARKET VALUE						373,698								
TOTAL MARKET OB/XF VALUE						38,755								
TOTAL MARKET VALUE - MARKET						85,000								
TOTAL LAND VALUE - MARKET						497,453								
SOH/AGL Deduction						231,956								
ASSESSED VALUE						265,497								
TOTAL EXEMPTION VALUE						HX HB		50,722						
BASE TAXABLE VALUE						214,775								
TOTAL JUST VALUE						497,453								
NCON VALUE						0								
INCOME VALUE														
PREVIOUS YEAR MKT VALUE						471,100								

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	582.00	SF	5.20	5.20
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0476	VF 6 SBPL	0 100	0	0	252.00	LF	32.00	32.00
4	0866	POOL FIBER	0 100	24	12	288.00	SF	72.00	72.00
5	0845	KOOL DECK	0 100	0	0	352.00	SF	7.25	7.25
6	0911	SCRN RM A	0 100	32	20	640.00	SF	17.50	17.50
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

TOTAL OB/XF										38,755							
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1758/1834	9/23/2011	WD	Q	I	02	250,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: RESAR AARON J & LAU									
1736/1907	5/02/2011	WD	U	V	30	42,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
BAS=[YR=2011] W11 FSP=[YR=2015] N8 PTO=[YR=2011] N7 W31 S7 E31 \$ W31 S8 E31 \$ W39 S48 E10 FOP=[YR=2011] S4 E9 N4 W9 \$ E19 FGR=[YR=2011] S9 E21 N22 W6 N3 W7 S3 W7 S1 W1 S12 \$ N12 E1 N1 E7 N3 E7 S3 E6 N35 \$ PTR= E30 FUS=[YR=2011] E15 S24 W15 N24 \$ W30 \$.									

LAND DESCRIPTION										TOTAL OB/XF										38,755				
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	000100	C	RES	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	03/19/2020	BY	KWA	Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000	PRINTED 07/30/2025 BY SYS
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