LOT 39
IN OR 1959/710
FLORA PARKE #5 PB 7/335

CIFRANIC MICHAEL A & CYNTHIA A
32402 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0039-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

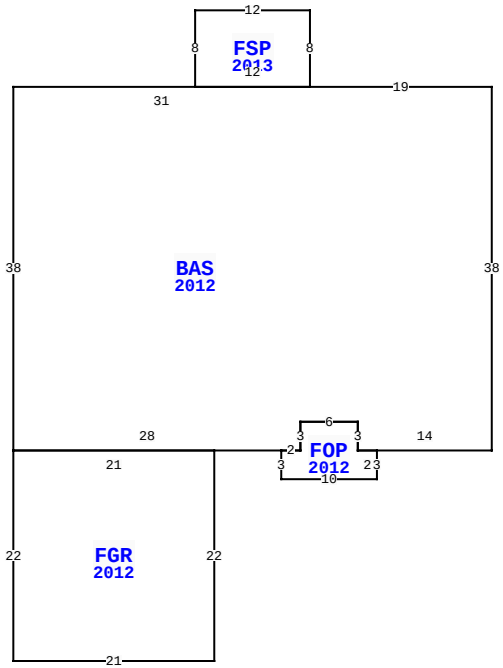
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	2012	1,882	264,319
FGR	462	55	2012	254	35,673
FOP	48	30	2012	14	1,966
FSP	96	40	2013	38	5,337
TOTALS	2,488			2,188	307,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,188	113.1900	149.41	326,909	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2016 Heated Area: 1882 HX Base Yr 2016



32402 SUNNY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,294
TOTAL MARKET OB/XF VALUE		36,918
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		429,212
SOH/AGL Deduction		167,153
ASSESSED VALUE		262,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,337
TOTAL JUST VALUE		429,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327038	SWIM POOL	24,815	04/01/2013
C25322	CO ISSUED	0	03/29/2012
E21488	NEW CONSTR	0	12/01/2011
M16741	H/AC	0	12/01/2011
E24012	NEW CONSTR	0	11/01/2011
B25321	NEW S/F/R	214,793	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1959/0710	1/23/2015	WD	Q	I	01	268,000
GRANTOR: CRIGGER RICHARD L & D						
GRANTEE: CIFRANIC MICHAEL A						
1804/0785	7/20/2012	WD	Q	I	02	210,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CRIGGER RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W19 FSP=[YR=2013] N8 W12 S8 E12 $ W31 S38
FGR=[YR=2012] S22 E21 N22 W21 $ E28 FOP=[YR=2012] S3 E10 N3 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E14 N38 $.

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	892.00	SF	5.20	5.20	100	2012	2012	3	92	4,267	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2013	2013	3	83	4,303	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2013	2013	3	68	20,808	
4	0855	CONC PAVER	0	100	0	0	457.00	SF	10.00	10.00	100	2013	2013	3	93	4,250	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 36,918

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	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