LOT 40
IN OR 2133/748
FLORA PARKE #5 PB 7/335

GAREAU JOHN E & PAULA E L/E/
32412 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0040-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
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

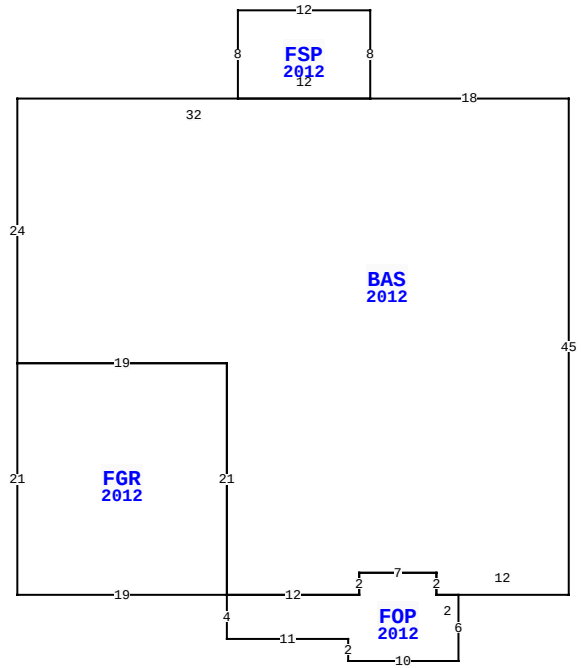
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2012	1,837	255,097
FGR	399	55	2012	219	30,412
FOP	118	30	2012	35	4,861
FSP	96	40	2012	38	5,277
TOTALS	2,450			2,129	295,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,129	111.9160	147.73	314,517	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2013 Heated Area: 1837 HX Base Yr 2013



32412 SUNNY PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,646
TOTAL MARKET OB/XF VALUE		6,581
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		387,227
SOH/AGL Deduction		193,169
ASSESSED VALUE		194,058
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,336
TOTAL JUST VALUE		387,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25321	CO ISSUED	0	03/29/2012
E24192	NEW CONSTR	0	12/01/2011
M16744	H/AC	0	12/01/2011
E24013	NEW CONSTR	0	11/01/2011
B25321	NEW S/F/R	209,400	11/01/2011
P15248	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0748	7/12/2017	WD	U	I	11	100
GRANTOR: GAREAU JOHN EDWARD &						
GRANTEE: GAREAU JOHN EDWARD						
1801/0295	6/26/2012	WD	Q	I	01	211,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GAREAU JOHN E & PAU						

BUILDING NOTES

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	688.00	SF	5.20	5.20	100	2012	2012	3	92	3,291	
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	

BUILDING DIMENSIONS

BAS=[YR=2012] W18 FSP=[YR=2012] N8 W12 S8 E12 $ W32 S24
FGR=[YR=2012] S21 E19 FOP=[YR=2012] S4 E11 S2 E10 N6 W2 N2
W7 S2 W12 $ N21 W19 $ E19 S21 E12 N2 E7 S2 E12 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 6,581

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