

LOT 42
IN OR 2021/958
FLORA PARKE #5 PB 7/335

ROSS STEPHEN H/ALLAWAY-ROSS PAMELA
32436 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0042-0000



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 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
BAS	1,937	100
FGR	399	55
FOP	118	30
FSP	160	40
TOTALS	2,614	2,255

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,255	111.9160	147.73	333,131	2013	2013	0	0	5.50	94.50
1 SNGL FAM - 100% - 2016 Heated Area: 1937 HX Base Yr 2016											
32436 SUNNY PARKE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/23/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100
3	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100
TOTAL OB/XF 8,045											

LAND DESCRIPTION										TOTAL OB/XF							8,045	
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	LA VA	
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		
REVIEW DATE			03/19/2020	BY	KWA	Total Acres: 0.00			Total Land Value: 85,000			Market: 0			Agricultural: 0			