LOT 54
IN OR 1895/1885
FLORA PARKE #5 PB 7/335

DIAMICO JAMES M
32602 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0054-0000

BUILDING CHARACTERISTICS

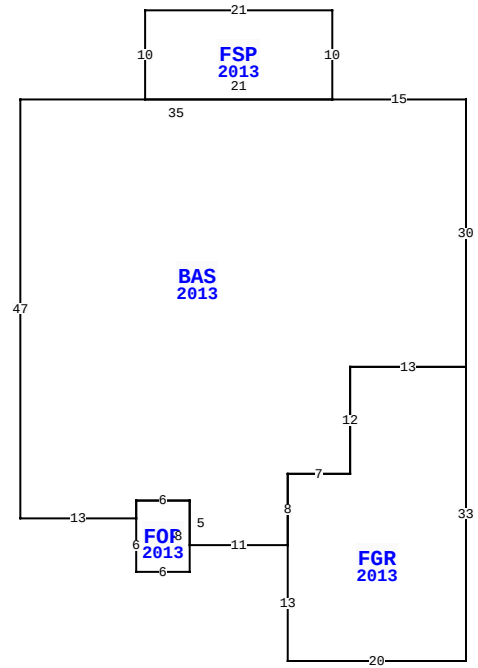
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,115	100	2013	2,115	284,172
FGR	576	55	2013	317	42,592
FOP	48	30	2013	14	1,881
FSP	210	40	2013	84	11,286
TOTALS	2,949			2,530	339,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,530	107.7120	142.18	359,715	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2014 Heated Area: 2115 HX Base Yr 2014



32602 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		339,931
TOTAL MARKET OB/XF VALUE		9,011
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		433,942
SOH/AGL Deduction		199,876
ASSESSED VALUE		234,066
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		178,344
TOTAL JUST VALUE		433,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327232	CO ISSUED	0	12/12/2013
B1328017	SCRNWALLS	2,924	11/01/2013
B1327232	NEW CONSTR	253,269	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/1885	12/19/2013	WD	Q	I	02	250,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIAMICO JAMES MICHA						
1863/1877	6/19/2013	WD	U	V	30	42,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	2013	2013	3	93	2,781	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	83	2,656	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] N10 W21 S10 E21 $ W35 S47 E13 FOP=[YR=2013] S6 E6 N8 W6 S2 $ N2 E6 S5 E11 FGR=[YR=2013] S13 E20 N33 W13 S12 W7 S8 $ N8 E7 N12 E13 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 9,011

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 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