LOT 55
FLORA PARKE #5 PB 7/335

EIPERT DONALD R
32614 SUNNY PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0055-0000

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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

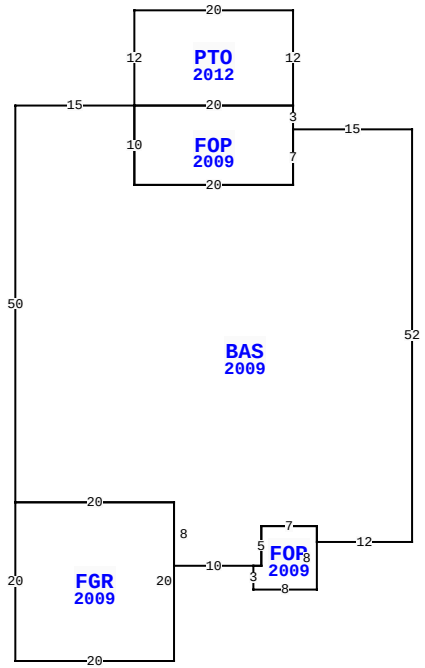
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2009	2,424	320,792
FGR	400	55	2009	220	29,114
FOP	59	30	2009	18	2,382
FOP	200	30	2009	60	7,940
PTO	240	5	2012	12	1,588
TOTALS	3,323			2,734	361,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,734	108.3840	143.07	391,153	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2011 Heated Area: 2424 HX Base Yr 2011



32614 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		361,817
TOTAL MARKET OB/XF VALUE		13,992
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		460,809
SOH/AGL Deduction		228,980
ASSESSED VALUE		231,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,107
TOTAL JUST VALUE		460,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26159	ADDITION	8,204	06/01/2012
C22705	CO ISSUED	0	01/20/2010
M14795	MECH OTHER	0	09/01/2009
E21992	ELEC OTHER	2,000	08/01/2009
P13873	OTHER	0	08/01/2009
B22705	NEW CONSTR	203,280	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1640	12/03/2018	QC	U	I	11	100
GRANTOR: SELLNER SUSAN V						
GRANTEE: EIPERT DONALD R						
1668/1149	3/15/2010	WD	Q	I	01	245,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SELLNER SUSAN V & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FOP=[YR=2009] N3 PTO=[YR=2012] N12 W20 S12 E20 $ W20 S10 E20 N7 $ S7 W20 N10 W15 S50 FGR=[YR=2009] S20 E20 N20 W20 $ E20 S8 E10 FOP=[YR=2009] S3 E8 N8 W7 S5 W1 $ E1 N5 E7 S2 E12 N52 $.

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	2009	2009	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	2009	2009	3	89	3,226	
3	0911	SCRN RM A	0	100	0	0	240.00	SF	17.50	17.50	100	2012	2012	3	50	2,100	
4	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2012	2012	3	64	2,611	
5	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2012	2012	3	81	2,592	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 13,992

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 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS