LOT 56
IN OR 1706/1916
FLORA PARKE #5 PB 7/335

SHAW NATALIE
32624 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

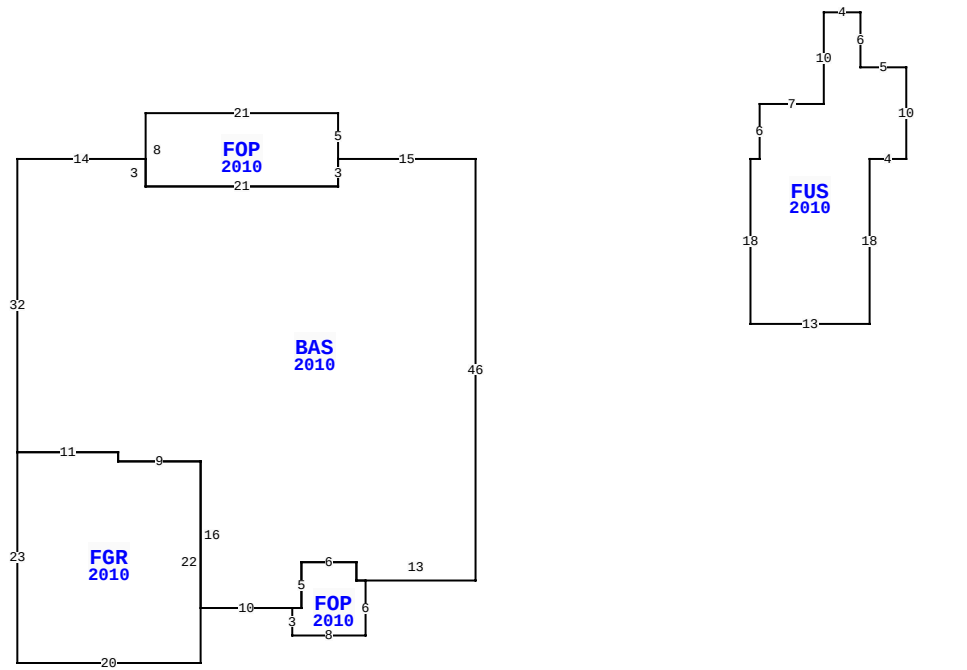
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,987	100	2010	1,987	266,709
FGR	451	55	2010	248	33,288
FOP	57	30	2010	17	2,282
FOP	168	30	2010	50	6,712
FUS	390	100	2010	390	52,349
TOTALS	3,053			2,692	361,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,692	109.3440	144.33	388,536	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2012 Heated Area: 2377 HX Base Yr 2012



32624 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		361,338
TOTAL MARKET OB/XF VALUE		9,359
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		455,697
SOH/AGL Deduction		228,669
ASSESSED VALUE		227,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,306
TOTAL JUST VALUE		455,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1702254	H/AC	0	04/01/2017
C23292	CO ISSUED	0	10/01/2010
M15320	H/AC	0	05/01/2010
P14240	OTHER	0	04/01/2010
B23292	NEW CONSTR	297,444	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2530/1759	1/19/2022	QC	U	I	11	100
GRANTOR: SHAW DYLAN J &						
GRANTEE: SHAW NATALIE						
1706/1916	10/14/2010	WD	Q	I	01	234,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHAW DYLAN J & NATA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FOP=[YR=2010] N5 W21 S8 E21 N3 $ S3 W21 N3 W14 S32 FGR=[YR=2010] S23 E20 N22 W9 N1 W11 $ E11 S1 E9 S16 E10 FOP=[YR=2010] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N46 $ PTR= E30 FUS=[YR=2010] E1 N6 E7 N10 E4 S6 E5 S10 W4 S18 W13 N18 $ W30 $.

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	2010	2010	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2010	2010	3	90	2,621	
3	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2012	2012	3	81	3,240	
4	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 9,359

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	0003	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