LOT 27
IN OR 1801/316
FLORA PARKE #5 PB 7/335

ALLEYNE DERRON C & ASAMI K
34 BLUE SHARK CV
SAINT JOHNS, FL 32259

2026

26-2N-28-0553-0027-0000

BUILDING CHARACTERISTICS

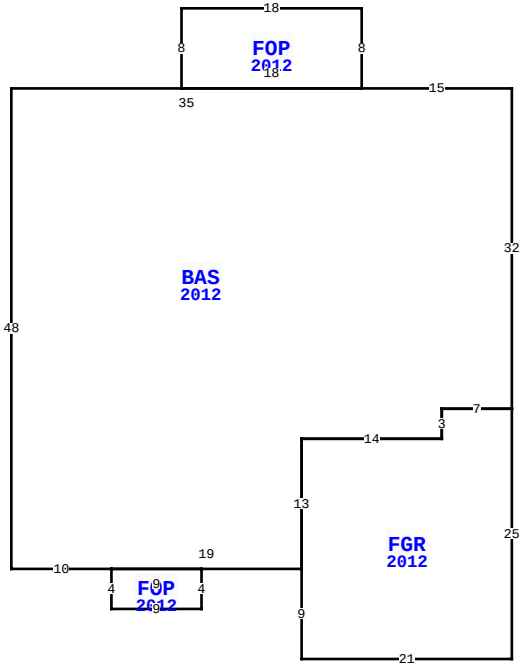
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,106	100	2012	2,106	270,851
FGR	483	55	2012	266	34,210
FOP	36	30	2012	11	1,415
FOP	144	30	2012	43	5,531
TOTALS	2,769			2,426	312,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,426	98.9604	137.55	333,696	2012	2012	0	0	0	6.50	93.50

1 SNGL FAM 0% - 2023 Heated Area: 2106 HX Base Yr



32431 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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	312,006
TOTAL MARKET OB/XF VALUE	3,290
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	400,296
SOH/AGL Deduction	0
ASSESSED VALUE	400,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,296
TOTAL JUST VALUE	400,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25515	CO ISSUED	0	05/25/2012
E24653	NEW CONSTR	0	02/01/2012
E24619	NEW CONSTR	0	01/01/2012
P15656	NEW CONSTR	0	01/01/2012
B25515	NEW CONSTR	239,004	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0316	6/04/2012	WD	Q	I	01	217,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALLEYNE DERRON C &						
1774/1429	1/12/2012	WD	U	I	30	40,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N8 W18 S8 E18 $ W35 S48 E10 FOP=[YR=2012] S4 E9 N4 W9 $ E19 FGR=[YR=2012] S9 E21 N25 W7 S3 W14 S13 $ N13 E14 N3 E7 N32 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS