LOT 41
IN OR 2142/601
FLORA PARKE #5 PB 7/335

CLOSE JAMES J & CATHRYN L
32424 SUNNY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0041-0000

BUILDING CHARACTERISTICS

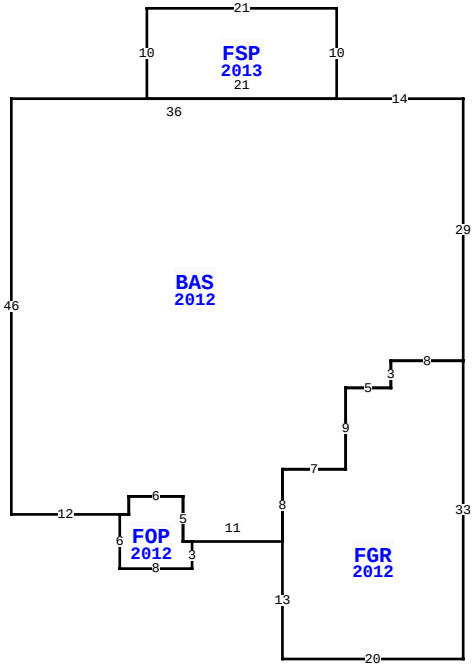
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,080	100	2012	2,080	268,130
FGR	561	55	2012	309	39,833
FOP	57	30	2012	17	2,192
FSP	210	40	2013	84	10,828
TOTALS	2,908			2,490	320,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	99.1872	137.87	343,296	2012	2012	0	0	0	6.50	93.50

1 SNGL FAM 100% - 2018 Heated Area: 2080 HX Base Yr 2018



32424 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	320,982
TOTAL MARKET OB/XF VALUE	3,290
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	409,272
SOH/AGL Deduction	137,475
ASSESSED VALUE	271,797
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	215,386
TOTAL JUST VALUE	409,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327070	ADDITION	0	05/01/2013
B26174	CO ISSUED	0	12/21/2012
E5332	NEW CONSTR	0	08/01/2012
M17523	H/AC	0	08/01/2012
E25247	NEW CONSTR	0	07/01/2012
B26174	NEW CONSTR	245,807	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0601	8/24/2017	WD	Q	I	02	273,100
GRANTOR: WILLETT MONTE & ANDRE						
GRANTEE: CLOSE JAMES J & CAT						
1925/0043	6/09/2014	WD	Q	I	01	240,000
GRANTOR: CLEMONS WHITNEY						
GRANTEE: WILLETT MONTE & AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W14 FSP=[YR=2013] N10 W21 S10 E21 $ W36 S46 E12 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2012] S13 E20 N33 W8 S3 W5 S9 W7 S8 $ N8 E7 N9 E5 N3 E8 N29 $.

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	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	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 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