LOT 44
FLORA PARKE #5 PB 7/335

BATEY TODD D & CELESTE D
1290 BLACK MOUNTAIN COURT
BOULDER CITY, NV 89005

2026

26-2N-28-0553-0044-0000

BUILDING CHARACTERISTICS

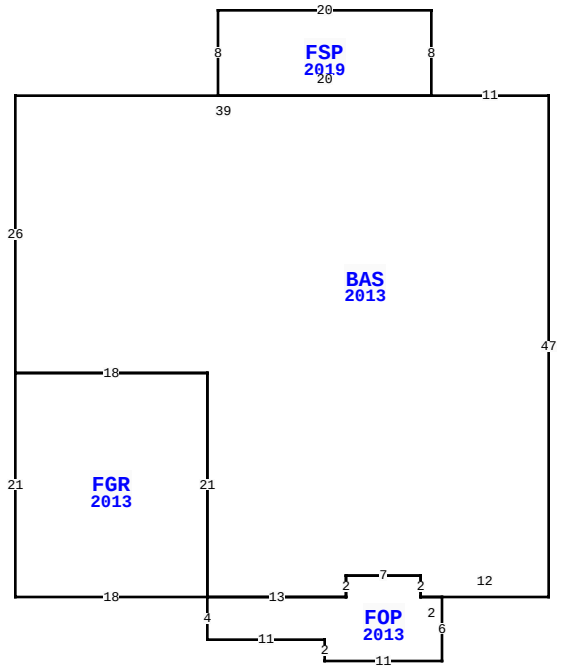
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,958	100	2013	1,958	260,618
FGR	378	55	2013	208	27,686
FOP	124	30	2013	37	4,925
FSP	160	40	2019	64	8,518
TOTALS	2,620			2,267	301,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	101.8710	141.60	321,007	2013	2013	0	0	0	6.00	94.00

1 SNGL FAM 0% - 2024 Heated Area: 1958 HX Base Yr



32456 SUNNY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,747
TOTAL MARKET OB/XF VALUE	3,290
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	390,037
SOH/AGL Deduction	0
ASSESSED VALUE	390,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,037
TOTAL JUST VALUE	390,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226466	CO ISSUED	0	04/24/2013
E25669	NEW CONSTR	0	12/01/2012
M17776	H/AC	0	12/01/2012
E1225579	NEW CONSTR	0	11/01/2012
P1216189	NEW CONSTR	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0033	2/16/2023	WD	Q	I	01	430,000
GRANTOR: MONTGOMERY DANIEL JOH						
GRANTEE: BATEY TODD D & CELE						
2349/0757	3/23/2020	WD	Q	I	01	289,000
GRANTOR: TURNOCK WILLIAM SAMUE						
GRANTEE: MONTGOMERY DANIEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2019] N8 W20 S8 E20 $ W39 S26
FGR=[YR=2013] S21 E18 FOP=[YR=2013] S4 E11 S2 E11 N6 W2N2 W7 S2 W13 $ N21 W18 $ E18 S21 E13 N2 E7 S2 E12 N47 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS