

LOT 14
IN OR 2264/189
FLORA PARKE #3 PB 6/402

ELLIOTT IAN & HEIDI COREEN
33054 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0014-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

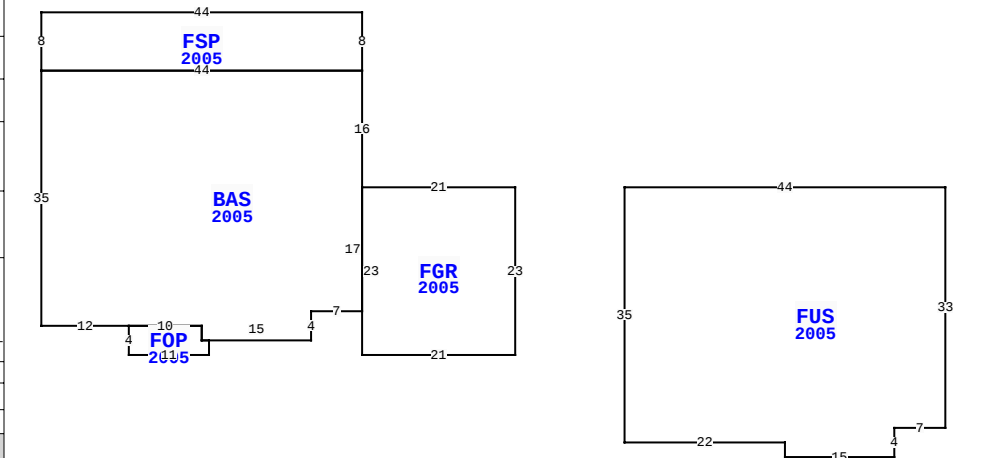
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	171,176
FGR	483	55	266	29,263
FOP	42	30	13	1,430
FSP	352	40	141	15,511
FUS	1,556	100	1,556	171,176
TOTALS	3,989		3,532	388,557

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,042.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	14	29	406.00	SF	85.00	85.00	
4	0911	SCRN RM A	0	100	29	44	1,276.00	SF	17.50	17.50	
5	0845	KOOL DECK	0	100	0	0	870.00	SF	7.25	7.25	
6	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,532	101.2500	120.23	424,652	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2020 Heated Area: 3112 HX Base Yr 2020											



BLD DATE	XF DATE	LGL DATE
INC DATE	AG DATE	LAND DATE

TOTAL OB/XF											
39,204											

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39,204											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	388,557		
TOTAL MARKET OB/XF VALUE	39,204		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	492,761		
SOH/AGL Deduction	162,597		
ASSESSED VALUE	330,164		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	280,164		
TOTAL JUST VALUE	492,761		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	385,413		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14739	XFOB	7,000	03/01/2005
B13575	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2264/0189	3/15/2019	WD Q	I	01	
GRANTOR: MITCHELL NICOLE LYNN					
GRANTEE: ELLIOT IAN & HEIDI					
1863/0371	6/14/2013	SW Q	I	02	
GRANTOR: FEDERAL HOME LOAN MOR					
GRANTEE: MITCHELL NICHOLE LY					

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2005] W21 BAS200 5= N16 FSP=[YR=2005] N8 W44 S8 E44 \$ W44 S35 E12 FOP=[YR=2005] S4 E11 N2 W1 N2 W10 \$ E10 S2 E15 N4 E7 N17 \$ S23 E21 N23 \$ PTR= E15 FUS=[YR=2005] E44 S33 W7 S4 W15 N2 W22 N35 \$ W15 \$.											