LOT 17
IN OR 1371/160
FLORA PARKE #3 PB 6/402

MONCKTON DONALD E & ANNE S
33126 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0017-0000

BUILDING CHARACTERISTICS

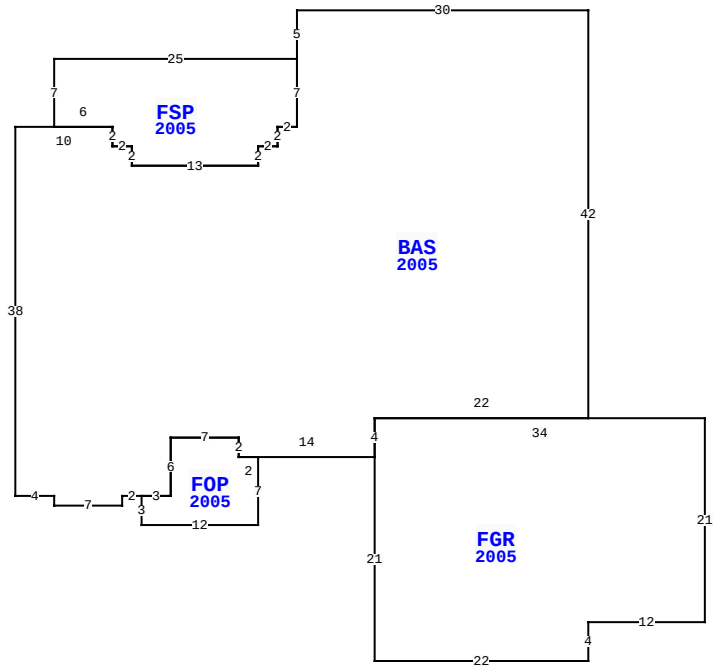
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,275	100	2,275	253,917
FGR	802	55	441	49,221
FOP	86	30	26	2,901
FSP	235	40	94	10,491
TOTALS	3,398		2,836	316,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,836	102.7200	121.98	345,935	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 2275 HX Base Yr 2007



33126 SUNNY PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,531
TOTAL MARKET OB/XF VALUE		34,004
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		415,535
SOH/AGL Deduction		186,453
ASSESSED VALUE		229,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,082
TOTAL JUST VALUE		415,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710950	WINDOWS	6,901	12/08/2017
B19734	ADDITION	8,100	04/01/2007
B19560	SWIM POOL	21,500	03/01/2007
E15566	NEW CONSTR	2,000	08/01/2005
M10149	H/AC	0	08/01/2005
R07877	REPAIR/RRF	2,800	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0160	12/02/2005	WD	Q	I		265,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MONCKTON DONALD E &						
1314/0567	5/03/2005	WD	U	V	19	49,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S5 FSP=[YR=2005] W25 S7 E6 S2 E2 S2 E13 N2 E2 N2 E2 N7 $ S7 W2 S2 W2 S2 W13 N2 W2 N2 W10 S38 E4 S1 E7 N1 E2 FOP=[YR=2005] S3 E12 N7 W2 N2 W7 S6 W3 $ E3 N6 E7 S2 E14 FGR=[YR=2005] S21 E22 N4 E12 N21 W34 S4 $ N4 E22 N42 $.

EXTRA FEATURES

L N	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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20	5.20	100	2005	2005	3	87	4,397	
3	0845	KOOL DECK	0	100	0	0	781.00	SF	7.25	7.25	100	2007	2007	3	89	5,039	
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2007	2007	3	52	16,089	
5	0910	SCRN RM L	0	100	0	0	1,015.00	SF	15.00	15.00	100	2007	2007	3	35	5,329	

LAND DESCRIPTION

TOTAL OB/XF 34,004

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS