LOT 19
IN OR 1361/58
FLORA PARKE #3 PB 6/402

WEAVER CHARLES S & SANDRA M
33158 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0019-0000

BUILDING CHARACTERISTICS

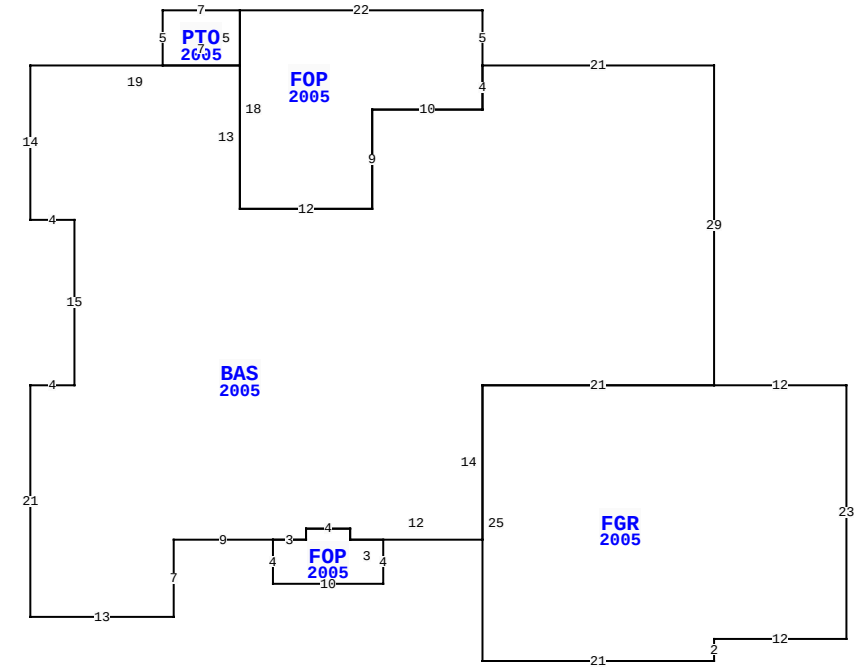
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,203	100	2,203	234,460
FGR	801	55	441	46,934
FOP	44	30	13	1,384
FOP	306	30	92	9,791
PTO	35	5	2	213
TOTALS	3,389		2,751	292,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,751	102.7200	121.98	335,567	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2203 HX Base Yr 2006



33158 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		292,782
TOTAL MARKET OB/XF VALUE		10,333
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		368,115
SOH/AGL Deduction		171,509
ASSESSED VALUE		196,606
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		141,606
TOTAL JUST VALUE		368,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000144	(3) WINDOWS	7,747	01/01/2020
B17609	ADDITION	7,200	10/31/2006
M0509894	H/AC	0	06/01/2005
E0515003	ELEC OTHER	2,000	05/01/2005
P0509429	NEW CONSTR	0	05/01/2005
R07570	REPAIR/RRF	2,800	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0058	10/24/2005	WD	Q	I		286,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WEAVER CHARLES S &						
1301/0089	3/10/2005	WD	U	V	19	49,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W12 BAS=[YR=2005] N29 W21 FOP=[YR=2005] N5 W22 PTO=[YR=2005] W7 S5 E7 N5 $ S18 E12 N9 E10 N4 $ S4 W10 S9 W12 N13 W19 S14 E4 S15 W4 S21 E13 N7 E9 FOP=[YR=2005] S4 E10 N4 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E12 N14 E21 $ W21 S25 E21 N2 E12 N23 $.

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,053.00	SF	4.00	4.00	100	2005	2005	3	87	3,664	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2012	2012	3	85	3,264	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 10,333

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	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