

LOT 22
IN OR 1317/724
FLORA PARKE #3 PB 6/402

STAVER DAVID C
33208 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	17	PRECAST CN 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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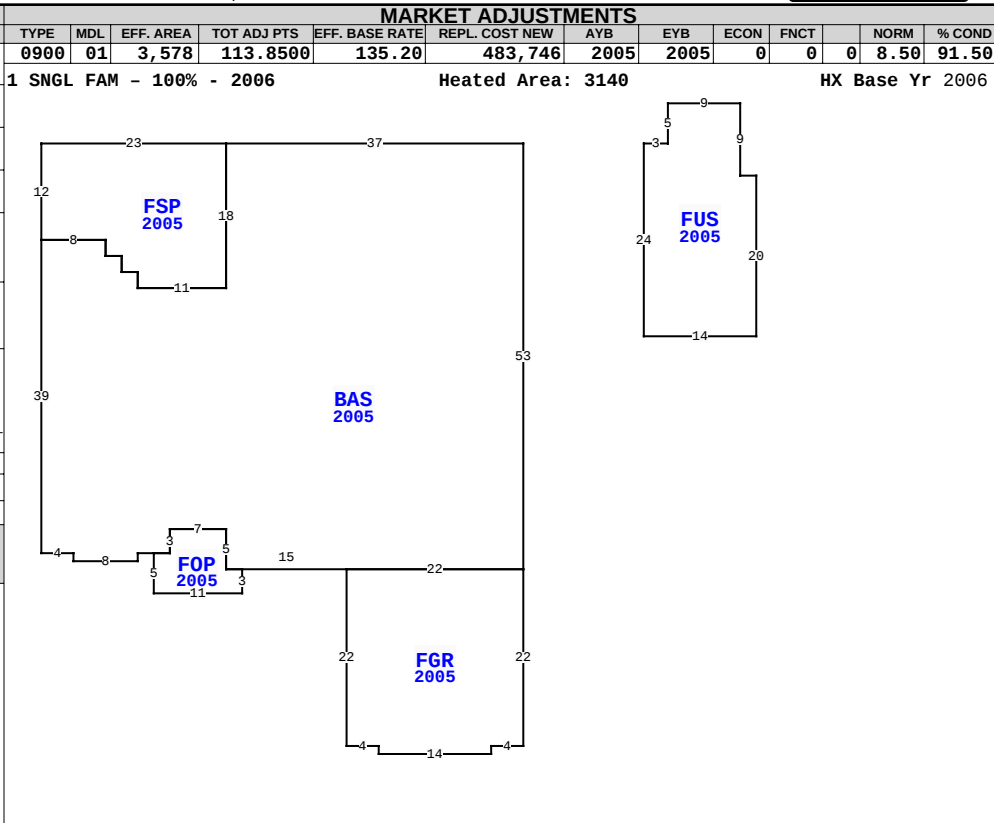
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,767	100	2,767	342,300
FGR	498	55	274	33,896
FOP	72	30	22	2,721
FSP	354	40	142	17,566
FUS	373	100	373	46,143

TOTALS	4,064		3,578	442,628
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0812	CONCRETE C	0	100	0	0		1,005.00	SF 4.00
3	1129	STONE 8"	0	100	0	0		15.00	SF 15.75
4	0471	VINYL FNC	0	100	0	0		204.00	LF 32.00
5	0462	ST/AL FNC	0	100	0	0		1,404.00	SF 10.00
6	0861	POOL GUNIT	0	100	0	0		608.00	SF 85.00
7	0855	CONC PAVER	0	100	0	0		1,332.00	SF 10.00

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



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

TOTAL OB/XF									
75,293									
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					442,628				
TOTAL MARKET OB/XF VALUE					75,293				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					582,921				
SOH/AGL Deduction					246,208				
ASSESSED VALUE					336,713				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					286,713				
TOTAL JUST VALUE					582,921				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					451,648				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004202	H/AC	5,144	06/01/2020
B1428892	SWIM POOL	46,400	06/01/2014
B13810	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1317/0724	5/13/2005	WD	Q	I		324,200			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: STAVER DAVID C									
1259/1155	9/16/2004	WD	U	V	19	53,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W37 FSP=[YR=2005] W23 S12 E8 S2 E2 S2 E2 E11 N18\$ S18 W11 N2 W2 N2 W2 N2 W8 S39 E4 S1 E8 N1 E2 FOP=[YR=2005] S5 E11 N3 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E15 FGR=[YR=2005] S22 E4 S1 E14 N1 E4 N22 W22\$ E22 N53\$ PTR=E15 FUS=[YR=2005] E3 N5 E9 S9 E2 S20 W14 N24\$ W15\$.									