

LOT 23
IN OR 1305/134
FLORA PARKE #3 PB 6/402

AMOS ROBERT L & LORI M
33224 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0023-0000



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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2,599	293,313
FGR	483	55	266	30,019
FOP	40	30	12	1,354
FOP	232	30	70	7,900
FUS	546	100	546	61,620
TOTALS	3,900		3,493	394,207

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0	100	0	1,036.00	SF	5.20	5.20	100	2005
3	0476	VF 6 SBPL	0	100	0	115.00	LF	32.00	32.00	100	2005
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2005

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

REVIEW DATE 04/23/2018 BY KWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,493	103.8680	123.34	430,827	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2006											
Heated Area: 3145											
HX Base Yr 2006											
33224 SUNNY PARKE CIR, FERNANDINA BEACH											

TOTAL OB/XF											
10,583											

TOTAL OB/XF											
10,583											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			394,207
TOTAL MARKET OB/XF VALUE			10,583
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			469,790
SOH/AGL Deduction			220,903
ASSESSED VALUE			248,887
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			198,887
TOTAL JUST VALUE			469,790
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016785	ROOF	33,324	12/03/2021
R07285	REPAIR/RRF	5,000	02/01/2005
B13826	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1305/0134	3/29/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					294,300
GRANTEE: AMOS ROBERT L & LOR					
1257/1148	9/08/2004	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					53,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W11 FOP=[YR=2005] N4 W32 S4 E2 S2 E24 N2 E2 N2 E2\$ W2 S2 W2 S2 W24 N2 W2 N2 W10 S53 E10 FOP=[YR=2005] S4 E10 N4 W10\$ E20 FGR=[YR=2005] S23 E21 N23 W21\$ E21 N53\$ PTR=E15 FUS=[YR=2005] E4 N17 E16 S28 W11 S6 W9 N17\$ W15 \$.											

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