

LOT 24
IN OR 1344/539
FLORA PARKE #3 PB 6/402

ELLIOTT MARC & LAKSANA T
33244 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
------------------	---------

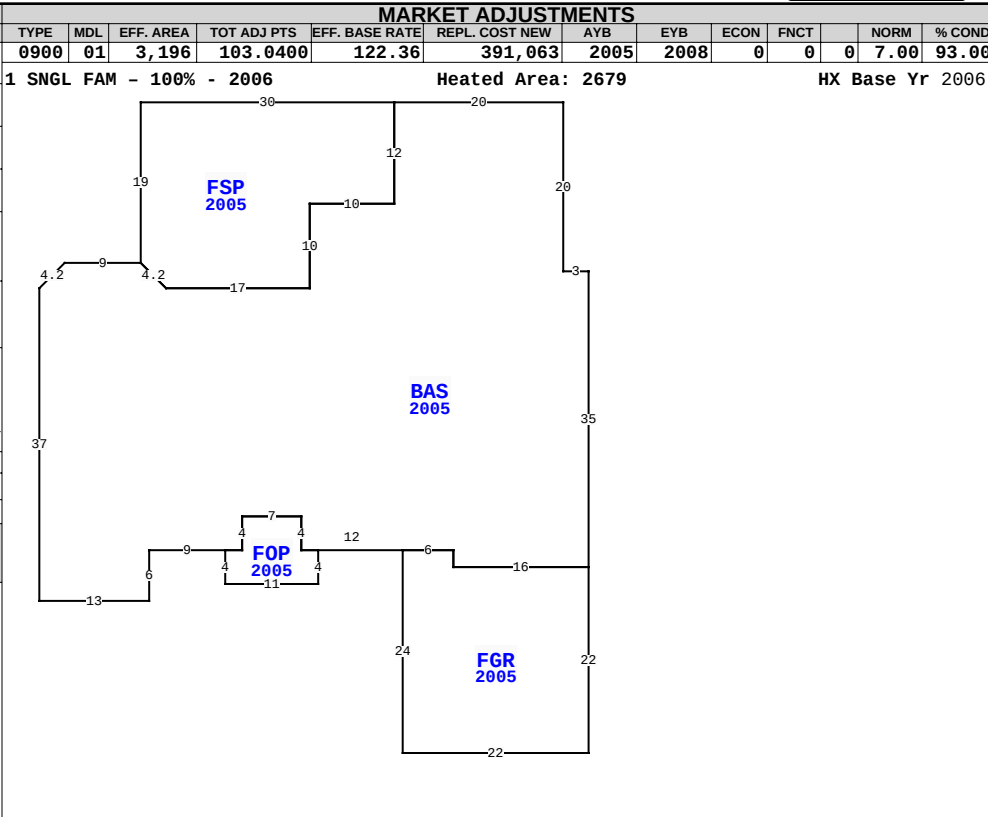
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,679	100	2,679	304,856
FGR	496	55	273	31,066
FOP	72	30	22	2,504
FSP	556	40	222	25,263

TOTALS	3,803		3,196	363,689
--------	-------	--	-------	---------

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	0811	CONCRETE B	0 100	0	0	1,165.00	SF	5.20	
3	0476	VF 6 SBPL	0 100	0	0	220.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
5	0911	SCRN RM A	0 100	31	25	775.00	SF	17.50	
6	0861	POOL GUNIT	0 100	0	0	300.00	SF	85.00	
7	0855	CONC PAVER	0 100	0	0	480.00	SF	10.00	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

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

REVIEW DATE	09/23/2021	BY	KW
-------------	------------	----	----



33244 SUNNY PARKE CIR, FERNANDINA BEACH

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

TOTAL OB/XF											58,371	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00		

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	363,689		
TOTAL MARKET OB/XF VALUE	58,371		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	487,060		
SOH/AGL Deduction	225,522		
ASSESSED VALUE	261,538		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	206,538		
TOTAL JUST VALUE	487,060		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	378,018		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108995	ROOF	24,332	07/09/2021
B2107620	SCRN POOL ENCL	29,409	06/11/2021
B2104684	SWIM POOL	64,732	04/15/2021
B16266	NEW CONSTR	11,000	10/01/2005
E14815	NEW CONSTR	2,000	04/01/2005
N09631	H/AC	0	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1344/0539	8/23/2005	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ELLIOTT MARC & LAKS					
1299/1572	3/04/2005	WD U	V	19	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2005] W3 N20 W20 FSP=[YR=2005] W30 S19 D3 R3 E17 N10 E10 N12\$ S12 W10 S10 W17 U3 L3 W9 D3 L3 S37 E13 N6 E9 FOP=[YR=2005] S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E12 FGR=[YR=2005] S24 E22 N22 W16 N2 W6\$ E6 S2 E16 N35\$.					

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 65,000	PRINTED 08/02/2023 BY SYS
----------------	---------------------------