

LOT 25
IN OR 1369/1970
FLORA PARKE #3 PB 6/402

BECKLEY LIVING TRUST/BECKLEY ROBERT L TRUSTEE
33264 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0025-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	16	WD FR STUC 100	0900	01	3,545	99.8100	118.52	420,153	2005	2007	0	0	7.50	92.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 3100													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2006													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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																						
NEIGHBORHOOD/LOC			4041.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,554	100	2,554	279,998																									
FGR	735	55	404	44,291																									
FOP	40	30	12	1,315																									
FOP	96	30	29	3,179																									
FUS	546	100	546	59,859																									
TOTALS			3,971		3,545	388,642																							
EXTRA FEATURES			33264 SUNNY PARKE CIR, FERNANDINA BEACH																										
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	955.00	SF	5.20	5.20	100	2005	2005	3	87	4,320													
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2005	2005	3	44	15,708													
4	0911	SCRN RM A	0	100	32	50	1,600.00	SF	17.50	17.50	100	2005	2005	3	27	7,560													
5	0845	KOOL DECK	0	100	0	0	1,180.00	SF	7.25	7.25	100	2005	2005	3	87	7,443													
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540													
LAND DESCRIPTION																		TOTAL OB/XF 38,721											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													