

LOT 25-A
IN OR 1815/241
FLORA PARKE #3 PB 6/402

KING CHARLES D JR & MARITESS C
33276 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0025-00A0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

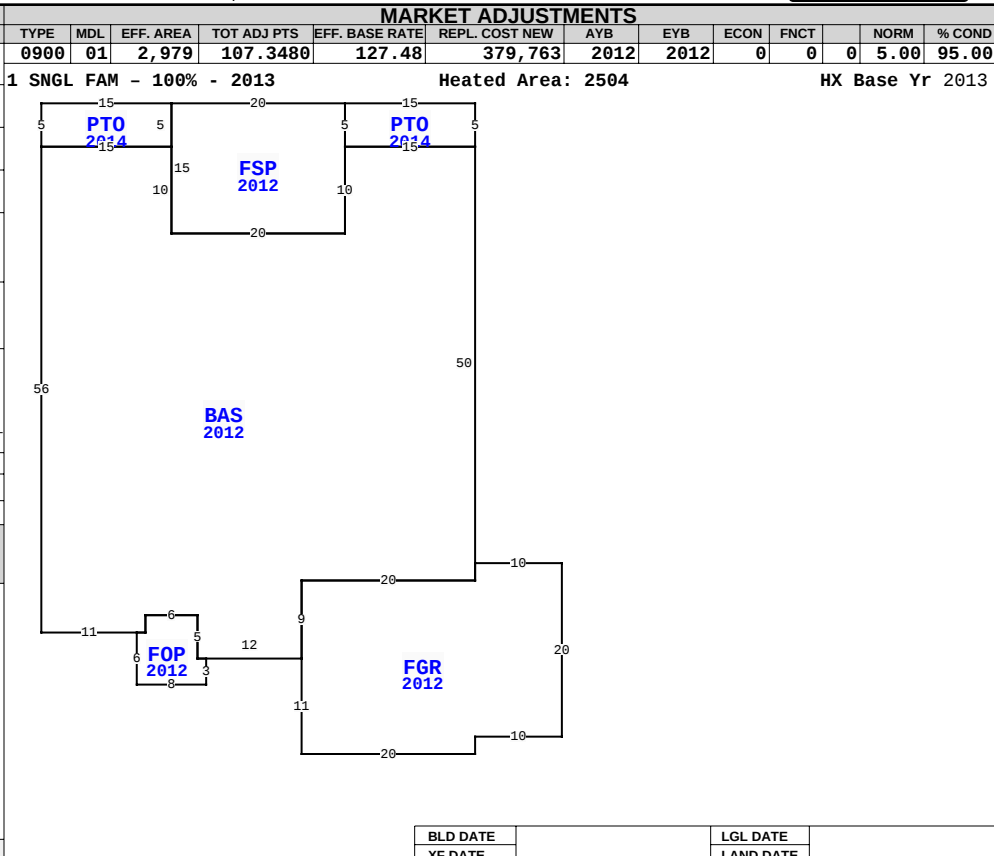
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2,504	303,250
FGR	600	55	330	39,965
FOP	57	30	17	2,059
FSP	300	40	120	14,533
PTO	75	5	4	485
PTO	75	5	4	485
TOTALS	3,611		2,979	360,775

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	2012	2012	3	96	3,360	
2	0811	CONCRETE B	0 100	0	0	1,011.00	SF	5.20	5.20	100	2012	2012	3	94	4,942	
3	0810	CONCRETE A	0 100	0	0	348.00	SF	6.50	6.50	100	2014	2014	3	95	2,149	
4	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2014	2014	3	78	5,616	
5	0911	SCRN RM A	0 100	0	0	1,440.00	SF	17.50	17.50	100	2017	2017	3	82	20,664	
6	0861	POOL GUNIT	0 100	0	0	495.00	SF	85.00	85.00	100	2017	2017	3	87	36,605	
7	0855	CONC PAVER	0 100	0	0	945.00	SF	7.00	7.00	100	2017	2017	3	97	6,417	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	

LAND DESCRIPTION			TOTAL OB/XF 81,393													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

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



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		360,775	
TOTAL MARKET OB/XF VALUE		81,393	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		507,168	
SOH/AGL Deduction		207,955	
ASSESSED VALUE		299,213	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		244,213	
TOTAL JUST VALUE		507,168	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704317	SCRNROOM	36,576	07/13/2017
B1703502	SWIM POOL	59,040	06/01/2017
B1428251	ADDITION	2,700	01/01/2014
B25865	CO ISSUED	0	08/31/2012
B26383	REMODEL	1,000	08/01/2012
E25083	ELEC OTHER	0	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1815/0241	9/07/2012	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION CO					
GRANTEE: KING CHARLES D JR &					
1787/0738	3/27/2012	TD U	V	30	
GRANTOR: CARPENTER KATIE TRUST					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2014] N5 W15 S5 E15\$ BAS=[YR=2012] W15 FSP=[YR=2012] N5 W20 S15 E20 N10 \$ S10 W20 N10 PTO=[YR=2014] N5 W15 S5 E15 \$ W15 S56 E11 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E12 FGR=[YR=2012] S11 E20 N2 E10 N20 W10 S2 W20 S9 \$ N9 E20 N50\$.	