LOT 28
FLORA PARKE #3 PB 6/402

DOYAL ERIC K/BUQUOI MONTINIQUE
33326 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0028-0000

BUILDING CHARACTERISTICS

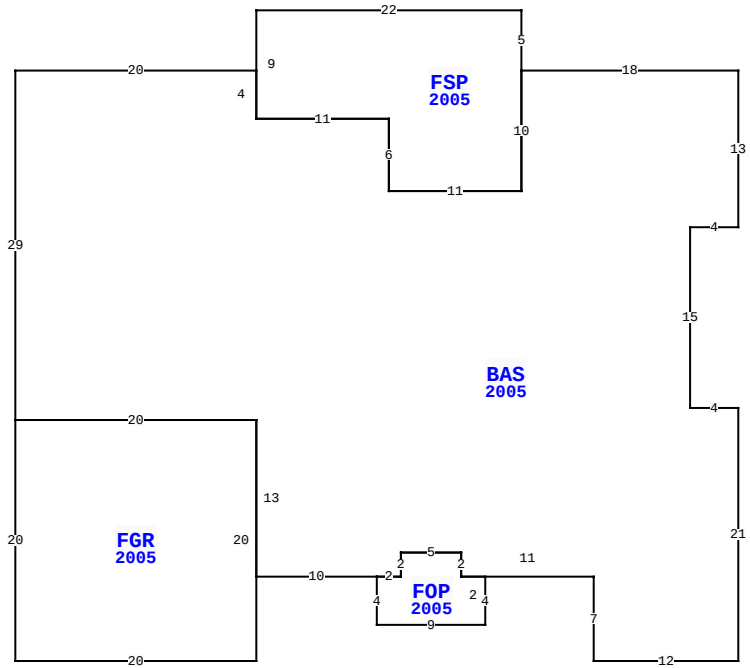
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,120	100	2,120	251,883
FGR	400	55	220	26,139
FOP	46	30	14	1,663
FSP	264	40	106	12,594
TOTALS	2,830		2,460	292,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,460	109.3440	129.85	319,431	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 2023 Heated Area: 2120 HX Base Yr



33326 SUNNY PARKE CIR, FERNANDINA BEACH

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	292,279
TOTAL MARKET OB/XF VALUE	13,423
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	370,702
SOH/AGL Deduction	0
ASSESSED VALUE	370,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,702
TOTAL JUST VALUE	370,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13919	NEW CONSTR	0	01/01/2005
M0409081	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1948	3/23/2022	WD	Q	I	01	426,600
GRANTOR: ELROD HELEN D L/E						
GRANTEE: DOYAL ERIC K & MONT						
2375/0033	7/10/2020	LE	U	I	11	100
GRANTOR: ELROD HELEN D						
GRANTEE: ELROD JOIIN RANDOLP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N5 W22 S9 E11 S6 E11 N10 $ S10 W11 N6 W11 N4 W20 S29 FGR=[YR=2005] S20 E20 N20 W20 $ E20 S13 E10 FOP=[YR=2005] S4 E9 N4 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E11 S7 E12 N21 W4 N15 E4 N13 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	597.00	SF	5.20	5.20	100	2005	2005	3	87	2,701	
2	0462	ST/AL FNC	0	0	150	0	600.00	SF	10.00	10.00	100	2017	2017	3	87	5,220	
3	0462	ST/AL FNC	0	0	150	0	600.00	SF	10.00	10.00	100	2017	2017	3	87	5,220	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 13,423

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS