LOT 31
FLORA PARKE #3 PB 6/402

RIGGS SCOTT B & THERESA A
33392 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034-8193

2023

25-2N-28-0551-0031-0000

BUILDING CHARACTERISTICS

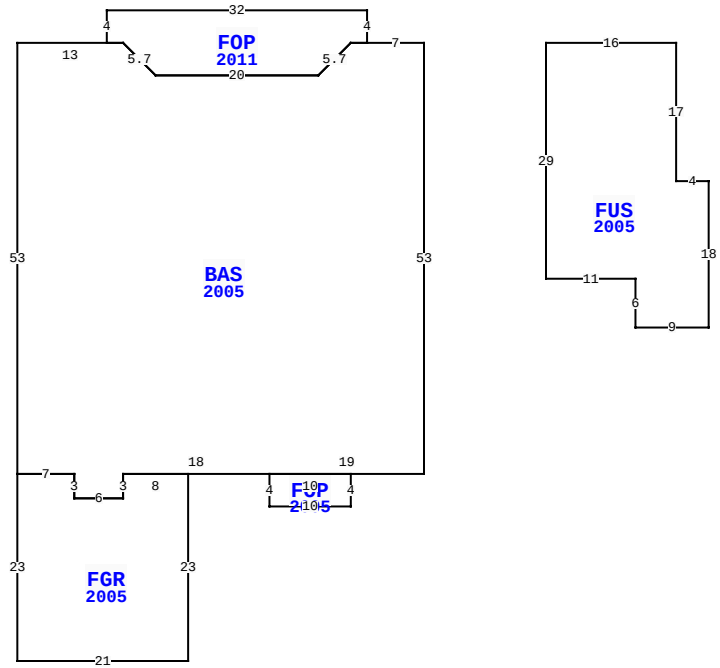
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,572	100	2,572	304,410
FGR	465	55	256	30,299
FOP	40	30	12	1,420
FOP	224	30	67	7,929
FUS	566	100	566	66,989
TOTALS	3,867		3,473	411,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,473	108.9280	129.35	449,233	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 3138 HX Base Yr 2020



33392 SUNNY PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,048
TOTAL MARKET OB/XF VALUE		71,517
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		547,565
SOH/AGL Deduction		178,598
ASSESSED VALUE		368,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,967
TOTAL JUST VALUE		547,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907563	SCRN ENCLSR	12,330	09/01/2019
19005907	SWIM POOL	77,981	06/05/2019
E14371	ELEC OTHER	2,000	02/01/2005
M09304	MECH OTHER	0	02/01/2005
B0414298	NEW CONSTR	214,446	12/01/2004
R047047	REPAIR/RRF	2,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/1016	4/15/2019	WD	Q	I	01	333,000
GRANTOR: 33392 SUNNY PARKE CIR						
GRANTEE: RIGGS SCOTT B & THE						
2203/0025	6/11/2018	CT	U	I	18	244,900
GRANTOR: CLERK OF COURT						
GRANTEE: 33392 SUNNY PARKE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2011] N4 W32 S4 E2 D4 R4 E20 U4 R4 E2 $ W2 D4 L4 W20 U4 L4 W13 S53 FGR=[YR=2005] S23 E21 N23 W8 S3 W6 N3 W7$ E7 S3 E6 N3 E18 FOP=[YR=2005] S4 E10 N4 W10 $ E19 N53 $ PTR= E15 FUS=[YR=2005] E16 S17 E4 S18 W9 N6 W11 N29 $W15 $.

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	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	0812	CONCRETE C	0	100	0	0	1,127.00	SF	4.00	4.00	100	2005	2005	3	87	3,922	
3	0911	SCRN RM A	0	100	50	30	1,500.00	SF	17.50	17.50	100	2019	2019	3	90	23,625	
4	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2019	2019	3	93	28,458	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2019	2019	3	90	900	
6	0855	CONC PAVER	0	100	0	0	976.00	SF	10.00	10.00	100	2019	2019	3	99	9,662	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 71,517

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS