LOT 33
FLORA PARKE #3 PB 6/402

BAKER WESLEY ALAN & SHERI ANN
33422 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0033-0000

BUILDING CHARACTERISTICS

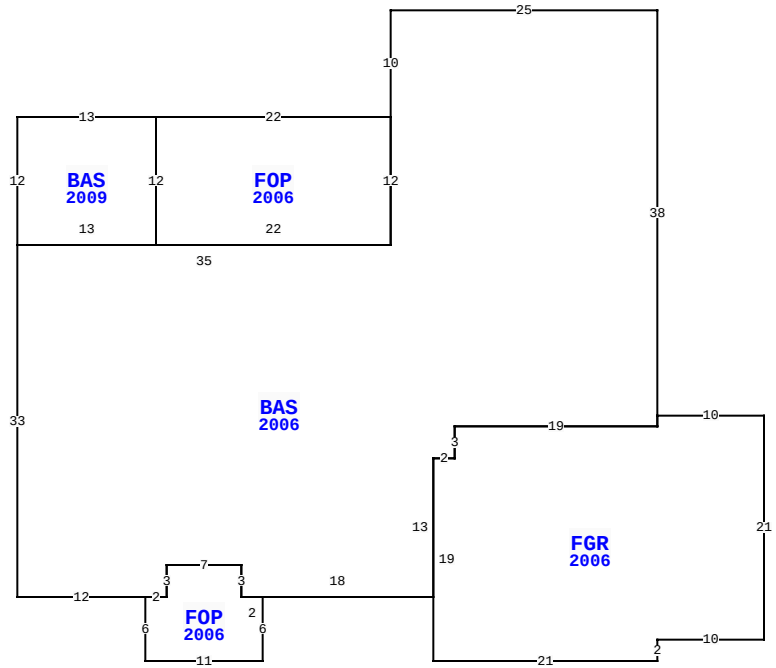
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,179	100	2,179	256,896
BAS	156	100	156	18,392
FGR	666	55	366	43,150
FOP	87	30	26	3,065
FOP	264	30	79	9,314
TOTALS	3,352		2,806	330,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,806	106.7520	126.77	355,717	2006	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2021 Heated Area: 2335 HX Base Yr 2021



33422 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		330,817
TOTAL MARKET OB/XF VALUE		35,843
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		431,660
SOH/AGL Deduction		126,436
ASSESSED VALUE		305,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,224
TOTAL JUST VALUE		431,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006907	REPAIR/RRF	22,963	08/01/2020
B22172	XFOB	17,000	12/01/2008
R11706	REPAIR/RRF	900	12/01/2008
B18580	SWIM POOL	24,000	09/01/2006
M11173	H/AC	0	03/01/2006
C17081	CO ISSUED	163,096	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/1999	9/11/2020	WD	Q	I	01	379,000
GRANTOR: ROBINSON NEIL N & SUS						
GRANTEE: BAKER WESLEY ALAN &						
2084/1916	11/22/2016	WD	U	I	30	245,000
GRANTOR: SKELLY SUSAN C NKA SU						
GRANTEE: ROBINSON NEIL N & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 W10 BAS=[YR=2006] N38 W25 S10 FOP=[YR=2006] W22 BAS=[YR=2009] W13 S12 E13 N12$S12 E22 N12$ S12 W35 S33 E12 FOP=[YR=2006] S6 E11 N6 W2 N3 W7 S3 W2$E2 N3 E7 S3 E18 N13 E2N3 E19 N1$S1W19S3W2 S19 E21 N2 E10$.

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	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	88	498	
3	0810	CONCRETE A	0	100	0	0	875.00	SF	6.50	6.50	100	2006	2006	3	88	5,005	
4	0861	POOL GUNIT	0	100	30	12	425.00	SF	85.00	85.00	100	2006	2006	3	48	17,340	
5	0855	CONC PAVER	0	100	0	0	560.00	SF	10.00	10.00	100	2006	2006	3	88	4,928	
6	0476	VF 6 SBPL	0	100	0	0	184.00	LF	32.00	32.00	100	2006	2006	3	72	4,239	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2006	2006	3	72	648	

LAND DESCRIPTION

TOTAL OB/XF 35,843

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 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS