LOT 65
FLORA PARKE #3 PB 6/402

MCGOWAN BEVERLY J L/E/
33087 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0065-0000

BUILDING CHARACTERISTICS

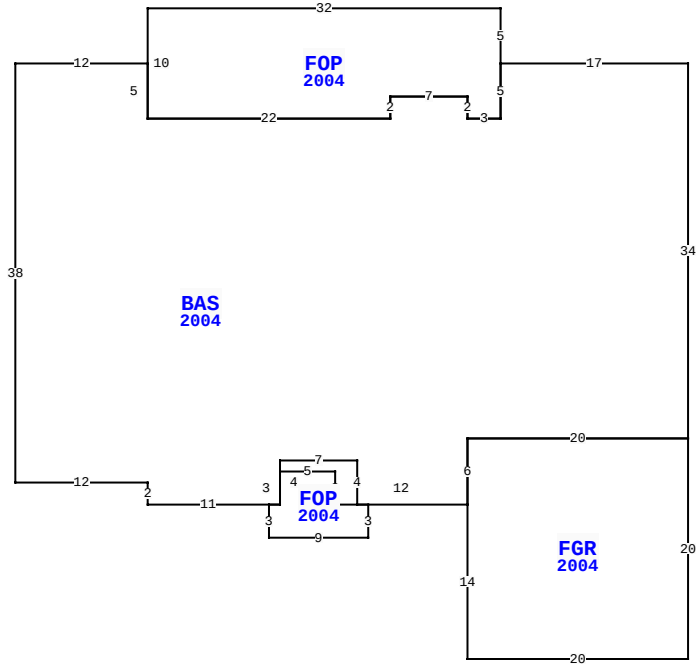
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,135	100	2,135	245,634
FGR	400	55	220	25,312
FOP	55	30	16	1,841
FOP	306	30	92	10,585
TOTALS	2,896		2,463	283,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,463	106.4640	126.43	311,397	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2005 Heated Area: 2135 HX Base Yr 2005



33087 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,371
TOTAL MARKET OB/XF VALUE		9,649
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		358,020
SOH/AGL Deduction		163,533
ASSESSED VALUE		194,487
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		139,487
TOTAL JUST VALUE		358,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906105	(3) WINDOWS	6,417	07/01/2019
B1900270	REMODEL	12,665	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/0816	12/15/2020	QC	U	I	11	100
GRANTOR: MCGOWAN BEVERLY J						
GRANTEE: WILLIAMS SAMUEL L						
1267/0115	10/19/2004	WD	Q	I		242,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCGOWAN MICHAEL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N5 W32 S10 E22 N2 E7 S2 E3 N5$ S5 W3 N2 W7 S2 W22 N5 W12 S38 E12 S2 E11 FOP=[YR=2004] S3 E9 N3 W1 N4 W7 S4 W1$ E1 N3 E5 S3 E12 FGR=[YR=2004] S14 E20 N20 W20 S6$ N6 E20 N34$.

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	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2004	2004	3	86	2,791	
3	0911	SCRN RM A	0	100	32	11	352.00	SF	17.50	17.50	100	2004	2004	3	24	1,478	
4	0810	CONCRETE A	0	100	32	11	352.00	SF	6.50	6.50	100	2019	2019	3	99	2,265	

LAND DESCRIPTION

TOTAL OB/XF 9,649

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

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