LOT 68
IN OR 1458/1777
FLORA PARKE #3 PB 6/402

MITCHELL MELVIN G & ANN E
33135 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0068-0000

BUILDING CHARACTERISTICS

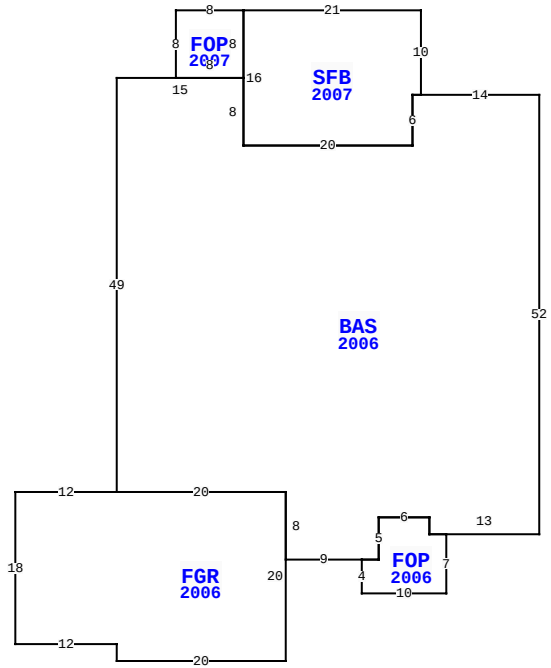
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,431	100	2,431	266,324
FGR	616	55	339	37,139
FOP	76	30	23	2,520
FOP	64	30	19	2,082
SFB	330	80	264	28,922
TOTALS	3,517		3,076	336,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,076	100.2800	119.08	366,290	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 2695 HX Base Yr 2007



33135 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		336,987
TOTAL MARKET OB/XF VALUE		5,577
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		407,564
SOH/AGL Deduction		189,985
ASSESSED VALUE		217,579
TOTAL EXEMPTION VALUE	HX HB DX VX VP	91,516
BASE TAXABLE VALUE		126,063
TOTAL JUST VALUE		407,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108567	ROOF	20,771	06/30/2021
B1808656	(6) WINDOWS	4,554	11/01/2018
B20806	SUNROOM	35,807	11/01/2007
E17638	NEW CONSTR	2,000	07/01/2006
M11835	H/AC	0	07/01/2006
P11328	NEW CONSTR	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1777	11/14/2006	WD	Q	I		347,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MITHCELL MELVIN G &						
1411/0695	5/11/2006	WD	U	V	19	52,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 SFB=[YR=2007] N10 W21 FOP=[YR=2007] W8 S8 E8 N8 $ S16 E20 N6 E1 $ W1 S6 W20 N8 W15 S49 FGR=[YR=2006] W12 S18 E12 S2 E20 N20 W20 $ E20 S8 E9 FOP=[YR=2006] S4 E10 N7 W2 N2 W6 S5 W2 $ E2 N5 E6 S2 E13 N52 $.

EXTRA FEATURES

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	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	2006	2006	3	88	686	
2	0810	CONCRETE A	0	100	0	0	855.00	SF	6.50	6.50	100	2006	2006	3	88	4,891	

LAND DESCRIPTION

TOTAL OB/XF 5,577

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS