LOT 70
IN OR 1961/739
FLORA PARKE #3 PB 6/402

NICHOLS AILEEN REVOCABLE TRUST
PO BOX 6278
MORAGA, CA 94570

2023

25-2N-28-0551-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

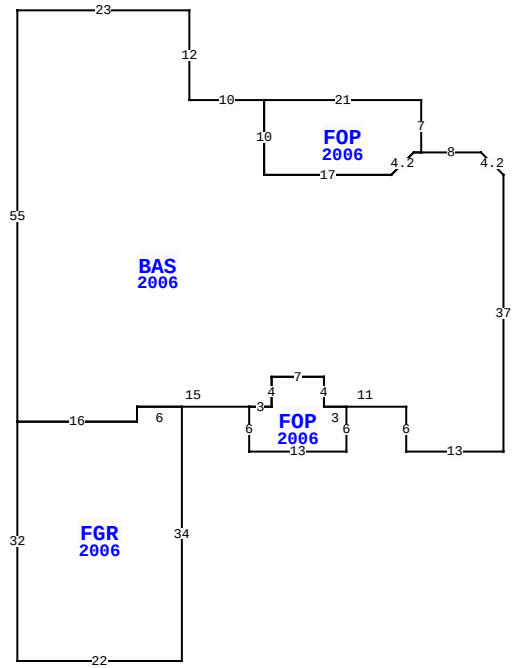
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,739	100	2,739	334,841
FGR	716	55	394	48,167
FOP	106	30	32	3,912
FOP	203	30	61	7,458
TOTALS	3,764		3,226	394,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,226	111.9000	132.88	428,671	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2739 HX Base Yr



BLD DATE	02/09/2007 PH	LGL DATE	
XF DATE	02/06/2007 PH	LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

33183 SUNNY PARKE CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	394,377
TOTAL MARKET OB/XF VALUE	10,772
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	470,149
SOH/AGL Deduction	95,530
ASSESSED VALUE	374,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,619
TOTAL JUST VALUE	470,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15906	ELEC OTHER	2,000	10/01/2005
M10480	MECH OTHER	0	10/01/2005
P09977	OTHER	0	09/01/2005
R08161	REPAIR/RRF	2,800	08/01/2005
B15946	NEW CONSTR	194,103	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/0739	2/02/2015	WD	U	I	11	100
GRANTOR: NICHOLS AILEEN TRUST						
GRANTEE: NICHOLS AILEEN REVO						
1921/0799	6/03/2014	WD	U	I	11	100
GRANTOR: NICHOLS AILEEN						
GRANTEE: AILEEN NICHOLS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N37 L3 U3 W8 FOP=[YR=2006] N 7 W21 S10 E17 R3 U3 E1$W1 L3 D3 W17 N10 W10 N12 W23 S55 FGR2006=S32 E22 N34 W6 S2 W16$ E 16 N2 E15 FOP=[YR=2006] S6 E13 N6 W3 N4 W7 S4 W3$ E3 N4 E7 S4 E11 S6 E13$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	0	0	0	1,565.00	SF	6.50	6.50	100	2006	2006	3	88	8,952	

LAND DESCRIPTION

TOTAL OB/XF 10,772

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS