LOT 73
IN OR 2129/916
FLORA PARKE #3 PB 6/402

ROBERTS JASON & ANNE
33281 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0073-0000

BUILDING CHARACTERISTICS

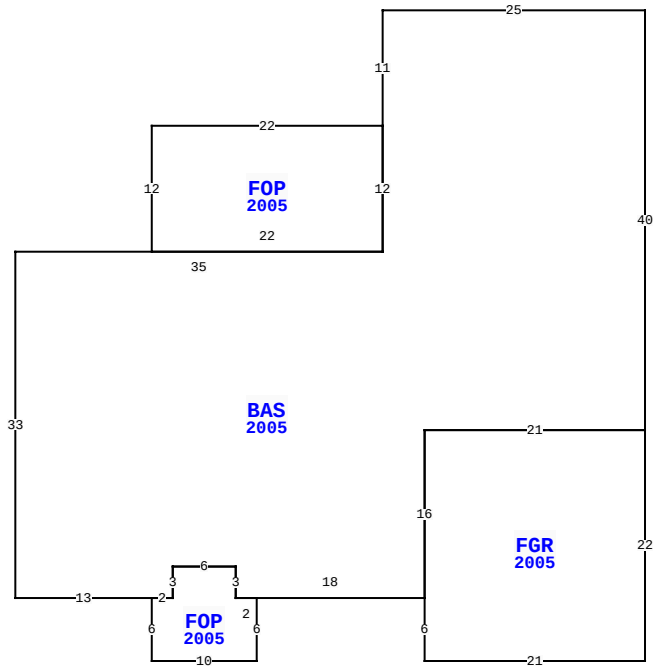
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,201	100	2,201	262,654
FGR	462	55	254	30,311
FOP	78	30	23	2,745
FOP	264	30	79	9,427
TOTALS	3,005		2,557	305,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,557	109.8240	130.42	333,484	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2018 Heated Area: 2201 HX Base Yr 2018



33281 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		305,138
TOTAL MARKET OB/XF VALUE		60,289
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,427
SOH/AGL Deduction		138,880
ASSESSED VALUE		291,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,547
TOTAL JUST VALUE		430,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901595	SCRN ENCLSRE	29,779	03/01/2019
B190392	SWIM POOL	42,716	02/01/2019
E14507	ELEC OTHER	2,000	03/01/2005
M09298	MECH OTHER	0	02/01/2005
P08997	OTHER	0	02/01/2005
B14448	NEW CONSTR	161,976	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0916	6/15/2017	WD	Q	I	01	264,000
GRANTOR: PADILLA CORNELIO B &						
GRANTEE: ROBERTS JASON & ANN						
1702/0404	9/08/2010	QC	U	I	11	100
GRANTOR: PADILLA MICHAEL B &						
GRANTEE: PADILLA CORNELIO B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25 S11 FOP=[YR=2005] W22 S12 E22 N12$ S12 W35 S33 E13 FOP=[YR=2005] S6 E10 N6 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E18 FGR=[YR=2005] S6 E21 N22 W21 S16$ N16 E21 N40$.

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	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00	100	2005	2005	3	87	3,946	
2	0911	SCRN RM A	0	100	0	0	1,253.00	SF	17.50	17.50	100	2019	2019	3	90	19,735	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2019	2019	3	93	27,668	
4	0855	CONC PAVER	0	100	0	0	903.00	SF	10.00	10.00	100	2019	2019	3	99	8,940	

LAND DESCRIPTION

TOTAL OB/XF 60,289

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