

LOT 74
IN OR 1856/403
FLORA PARKE #3 PB 6/402

PENOR GRETA S
33309 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,570	100	2,570	301,697
FGR	471	55	259	30,404
FOP	55	30	16	1,879
FOP	257	30	77	9,039
FUS	502	100	502	58,931

TOTALS	3,855		3,424	401,950
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	
7	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

REVIEW DATE	11/30/2022	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,424	107.4560	127.60	436,902	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2007 Heated Area: 3072 HX Base Yr 2007											

33309 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	88	3,386	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2006	2006	3	88	686	
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100	2011	2011	3	55	11,935	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2011	2011	3	68	24,276	
6	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2011	2011	3	93	7,626	
7	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2011	2011	3	68	6,202	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100	

TOTAL OB/XF											
57,031											

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		401,950	
TOTAL MARKET OB/XF VALUE		57,031	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		523,981	
SOH/AGL Deduction		237,252	
ASSESSED VALUE		286,729	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		231,729	
TOTAL JUST VALUE		523,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005729	REPAIR/RRF	0	07/01/2020
B25221	ADDITION	21,263	10/01/2011
M10891	H/AC	0	01/01/2006
E16371	NEW CONSTR	2,000	12/01/2005
C16581	CO ISSUED	215,800	11/01/2005
R08565	REPAIR/RRF	2,800	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1856/0403	5/11/2013	QC	U	I	11
GRANTOR: PENOR JOSEPH A JR					
GRANTEE: PENOR GRETA S C					
1418/1906	6/09/2006	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PENOR GRETA S & JOS					

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 D4 R4 E19 R4 U4 E3\$W3 D4 L4 W19 U4 L4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11\$E35 S2 E6\$W6N2W15 S23 E21\$ PTR=N38E15 FUS=[YR=2006] N17E4 N17 E15 S30 W11 N4W4S8W4\$W15 S38\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/02/2023 BY SYS
