

PENDERGRASS DENNIE L & JOY S
33329 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	2,232	100	2,232	246,213
FGR	735	55	404	44,566
FOP	92	30	28	3,089
FOP	192	30	58	6,398
TOTALS	3,251		2,722	300,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,722	106.4640	126.43	344,142	2005	2005		0		0 12.75	87.25

1 SNGL FAM - 100% - 2023 Heated Area: 2232 HX Base Yr 2023

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/22/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

300,264

TOTAL MARKET OB/XF VALUE

12,220

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

377,484

SOH/AGL Deduction

145,029

ASSESSED VALUE

232,455

TOTAL EXEMPTION VALUE

HX HB VX VP

161,473

BASE TAXABLE VALUE

70,982

TOTAL JUST VALUE

377,484

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

303,816

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0566	11/14/2022	WD Q	I		01	445,000

GRANTOR: WIGGINS STEVEN & GABR

GRANTEE: PENDERGRASS DENNIE

2124/0458 5/30/2017 WD Q I 01 289,000

GRANTOR: TODD JOHN D & SHEILA

GRANTEE: WIGGINS STEVEN & GA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N4 W24 S8 E24 N4\$ S4 W24 N4 W15 S47 E12 FOP=[YR=2005] S7 E10 N5 W1 N5 W8 S3 W1\$ E1 N3 E8 S5 E12 FGR=[YR=2005] S11 E21 N2 E12 N21 W33 S12\$ N12 E21 N37\$.

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0 100	0	0	693.00	SF	5.20	5.20	100	2005	2005	3	87	3,135	
3	0462	ST/AL FNC	0 100	200	0	800.00	SF	10.00	10.00	100	2012	2012	3	71	5,680	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

LAND DESCRIPTION

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							

TOTAL OB/XF

12,220

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