LOT 79
FLORA PARKE #3 PB 6/402

**JOHNSON JENNIFER L SANTANGELO**
33399 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-0551-0079-0000**

## BUILDING CHARACTERISTICS

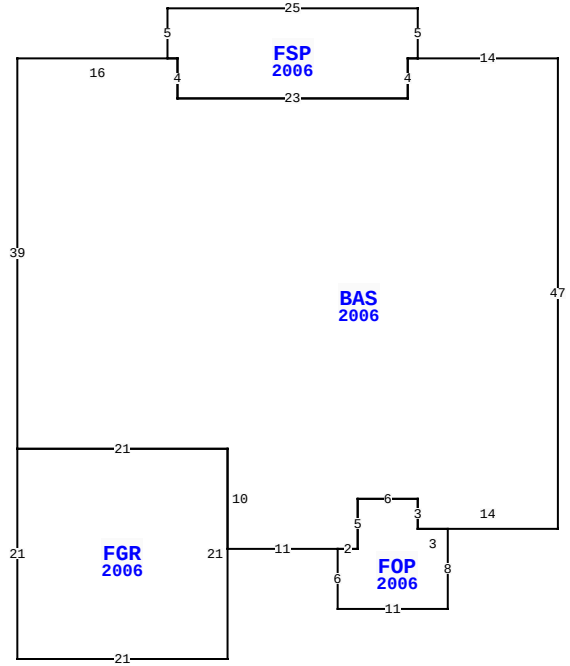
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,286 | 100 | 2,286 | 257,933 |
| FGR | 441 | 55 | 243 | 27,418 |
| FOP | 102 | 30 | 31 | 3,497 |
| FSP | 217 | 40 | 87 | 9,816 |
| TOTALS | 3,046 | | 2,647 | 298,665 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,647 | 102.7200 | 121.98 | 322,881 | 2006 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2007 Heated Area: 2286 HX Base Yr 2007




33399 SUNNY PARKE CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/22/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 298,665 |
| TOTAL MARKET OB/XF VALUE | | 98,806 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 462,471 |
| SOH/AGL Deduction | | 203,350 |
| ASSESSED VALUE | | 259,121 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 209,121 |
| TOTAL JUST VALUE | | 462,471 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 358,686 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2000854 | SCRN ENCLSR | 16,500 | 11/01/2020 |
| B2007191 | SWIM POOL | 40,000 | 10/01/2020 |
| B2007627 | 1 DOOR | 4,558 | 09/01/2020 |
| M10912 | H/AC | 0 | 01/01/2006 |
| C16740 | CO ISSUED | 167,185 | 12/01/2005 |
| E16370 | NEW CONSTR | 2,000 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2317/0194 | 10/11/2019 | QC | U | I | 11 | 100 |
| GRANTOR: SANTANGELO JENNIFER L | | | | | | |
| GRANTEE: JOHNSON JENNIFER L | | | | | | |
| 1413/1717 | 5/22/2006 | WD | Q | I | | 261,200 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: SANTANGELO JENNIFER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] N47 W14 FSP=[YR=2006] N5 W25 S5 E1 S4 E23 N4 E1$W1S4 W23 N4 W16 S39 FGR=[YR=2006] S21 E21 N21 W21$E21 S10 E11 FOP=[YR=2006] S6 E11 N8 W3N3W6 S5 W2$E2 N5 E6 S3 E14$.

## 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 | 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 | 29 | 3 | 87.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 498 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 37 | 16 | 592.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 3,386 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,635.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 97 | 27,754 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 554.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 98 | 46,148 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,081.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 10,810 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 645.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 6,450 | |
| 8 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 97 | 1,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 98,806

| 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 08/10/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS