

LOT 80
IN OR 1953/1234
FLORA PARKE #3 PB 6/402

FROST ALMA J/DALTON JACQUELINE S
33419 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0080-0000



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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

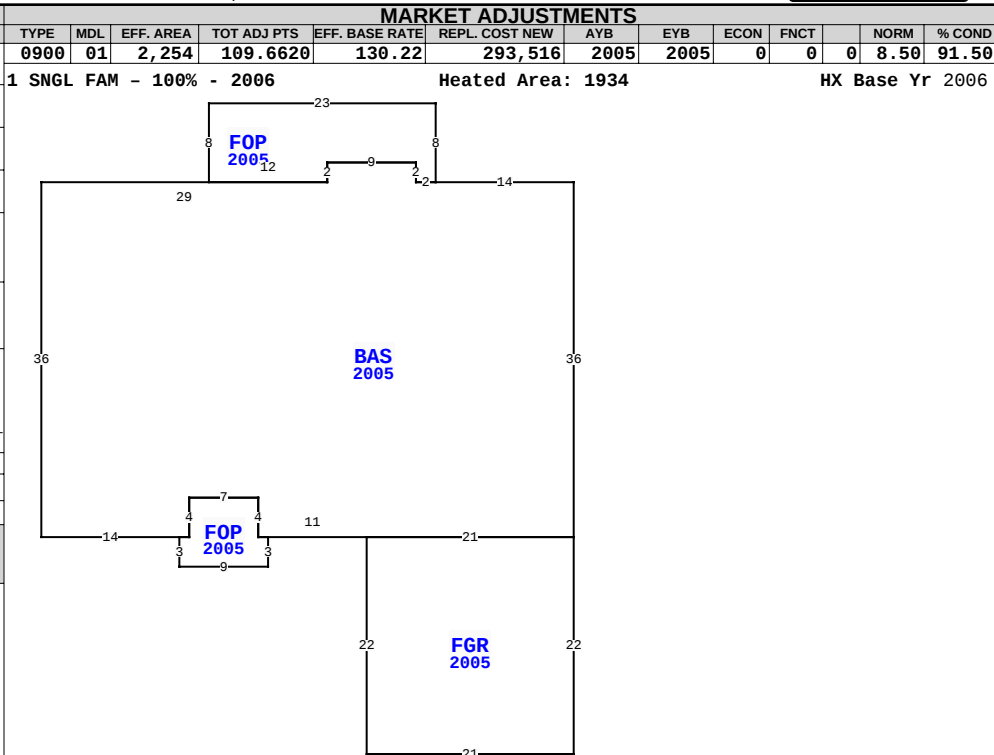
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	230,438
FGR	462	55	254	30,265
FOP	55	30	16	1,907
FOP	166	30	50	5,958

TOTALS	2,617		2,254	268,567
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20	100	2005

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



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

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	898.00	SF	5.20	5.20	100	2005	2005	3	87	4,063	

TOTAL OB/XF											
7,213											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,567	
TOTAL MARKET OB/XF VALUE		7,213	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		340,780	
SOH/AGL Deduction		158,174	
ASSESSED VALUE		182,606	
TOTAL EXEMPTION VALUE		HX HB WX SX	105,000
BASE TAXABLE VALUE		77,606	
TOTAL JUST VALUE		340,780	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105836	WINDOWS (3)	6,502	05/07/2021
B2105469	WINDOWS (2)	2,321	04/30/2021
B1707518	WINDOWS	4,295	12/01/2017
E14508	NEW CONSTR	2,000	03/01/2005
M09305	H/AC	0	02/01/2005
P09027	NEW CONSTR	0	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1953/1234	12/17/2014	QC	U	I	11	39,000	
GRANTOR: FROST ALMA J							
GRANTEE: FROST ALMA J & JACQ							
1340/0614	8/09/2005	WD	Q	I		270,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: FROST ALMA J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FOP=[YR=2005] N8 W23 S8 E12 N2 E9 S2 E2 \$ W2 N2 W9 S2 W29 S36 E14 FOP=[YR=2005] S3 E9 N3 W1 N4 W7 S4 W1 \$ E1 N4 E7 S4 E11 FGR=[YR=2005] S22 E21 N22 W21 \$ E21 N36 \$.											