LOT 13
FLORA PARKE #3 PB 6/402

WALDROP KATHLEEN FRANCES
33034 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0013-0000

BUILDING CHARACTERISTICS

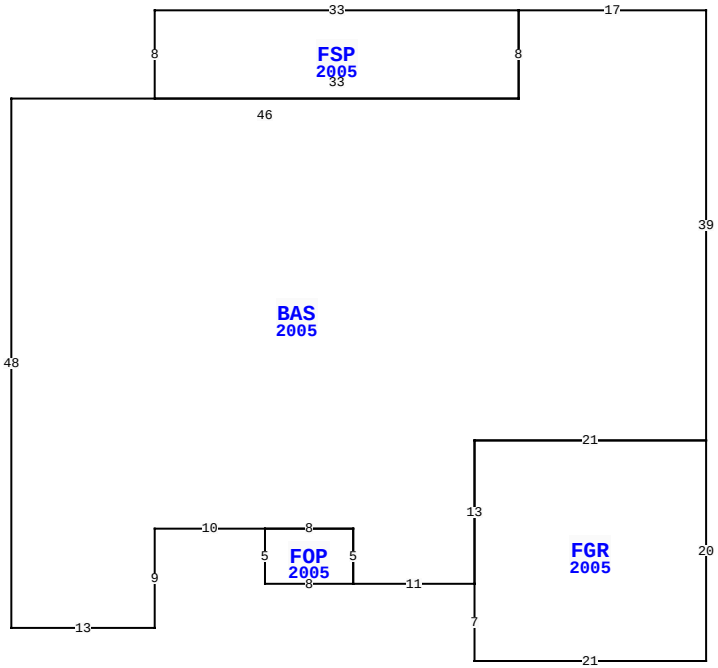
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,597	100	2,597	294,345
FGR	420	55	231	26,182
FOP	40	30	12	1,360
FSP	264	40	106	12,014
TOTALS	3,321		2,946	333,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,946	99.6400	124.55	366,924	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2015 Heated Area: 2597 HX Base Yr 2015



33034 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 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		333,901
TOTAL MARKET OB/XF VALUE		9,117
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		418,018
SOH/AGL Deduction		174,434
ASSESSED VALUE		243,584
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		183,584
TOTAL JUST VALUE		418,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413099	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1193	4/14/2021	QC	U	I	11	100
GRANTOR: WALDROP TRUST						
GRANTEE: WALDROP KATHLEEN FR						
2347/0088	3/12/2020	WD	U	I	11	100
GRANTOR: WALDROP KATHLEEN F						
GRANTEE: WALDROP TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] W33 S8 E33 N8 $ S8 W46 S48 E13 N9 E10 FOP=[YR=2005] S5 E8 N5 W8 $ E8 S5 E11 FGR=[YR=2005] S7 E21 N20 W21 S13 $ N13 E21 N39 $.

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	89	3,115	
2	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	100	2005	2005	3	86	2,925	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2006	2006	3	69	2,870	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 9,117

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS