



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	179,204
FGR	483	55	266	30,635
FOP	42	30	13	1,497
FSP	352	40	141	16,239
FUS	1,556	100	1,556	179,204

TOTALS	3,989		3,532	406,779
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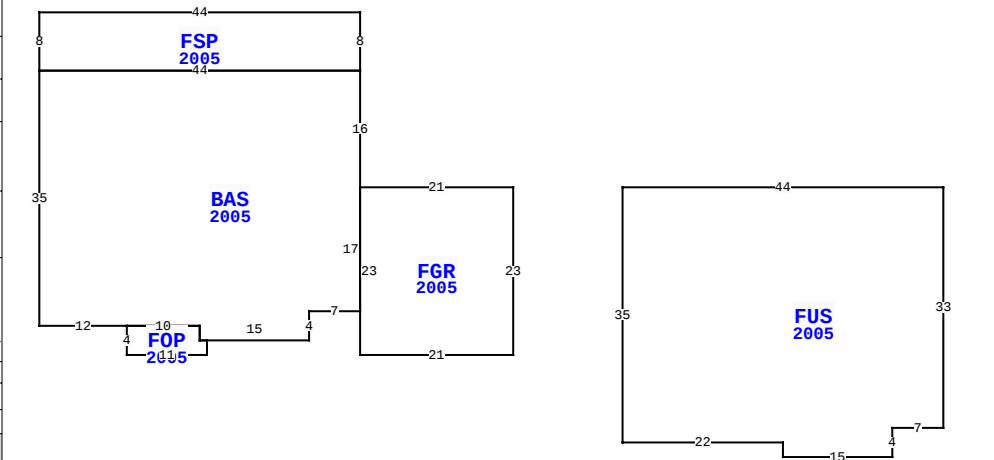
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C
3	0861	POOL GUNIT
4	0911	SCRN RM A
5	0845	KOOL DECK
6	0476	VF 6 SBPL
7	0470	VNYL GATE

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	0812	CONCRETE C	0 100	0	0	1,042.00	SF	4.00	4.00	100	2005	2005	3	86	3,584	
3	0861	POOL GUNIT	0 100	14	29	406.00	SF	85.00	85.00	100	2005	2005	3	40	13,804	
4	0911	SCRN RM A	0 100	29	44	1,276.00	SF	17.50	17.50	100	2005	2005	3	24	5,359	
5	0845	KOOL DECK	0 100	0	0	870.00	SF	7.25	7.25	100	2005	2005	3	86	5,424	
6	0476	VF 6 SBPL	0 100	0	0	250.00	LF	32.00	32.00	100	2005	2005	3	66	5,280	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/11/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,532	101.2500	126.56	447,010	2005	2005	0	0	0	91.00
1 SNGL FAM - 100% - 2020											
Heated Area: 3112											
HX Base Yr 2020											



BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE
			04/08/2024	MLU

33054 SUNNY PARKE CIR, FERNANDINA BEACH

TOTAL OB/XF											
36,764											

TOTAL OB/XF											
36,764											

Market:	0
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Agricultural:	0
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Common:	75,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	406,779		
TOTAL MARKET OB/XF VALUE	36,764		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	518,543		
SOH/AGL Deduction	178,474		
ASSESSED VALUE	340,069		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	285,069		
TOTAL JUST VALUE	518,543		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	492,761		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14739	XFOB	7,000	03/01/2005
B13575	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2724/497	6/17/2024	WD	U	I	11
GRANTOR: ELLIOTT HEIDI COREN					
GRANTEE: SHAFER STEVEN LESLI					
2720/162	6/17/2024	WD	Q	I	01
GRANTOR: ELLIOTT HEIDI COREN					
GRANTEE: SHAFER STEVEN LESLI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2005] W21 BAS200 5= N16 FSP=[YR=2005] N8 W44 S8 E44 \$ W44 S35 E12 FOP=[YR=2005] S4 E11 N2 W1 N2 W10 \$ E10 S2 E15 N4 E7 N17 \$ S23 E21 N23 \$ PTR= E15 FUS=[YR=2005] E44 S33 W7 S4 W15 N2 W22 N35 \$ W15 \$.					