

LOT 15
IN OR 1371/91 &
CASE #45-2009-DR-240

NEAL GENE E & OLIVIA ANN
33090 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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	2,871	100	2,871	357,583
FGR	498	55	274	34,127
FOP	76	30	23	2,865
FOP	357	30	107	13,327
FUS	364	100	364	45,336

TOTALS	4,166		3,639	453,237
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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	0812	CONCRETE C	0 100	0	0	1,136.00	SF	4.00	4.00	100	2005
3	0861	POOL GUNIT	0 100	32	17	544.00	SF	85.00	85.00	100	2009
4	0911	SCRN RM A	0 100	48	28	1,344.00	SF	17.50	17.50	100	2009
5	0857	SANDSTONE/	0 100	0	0	800.00	SF	16.00	16.00	100	2009

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00

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	3,639	108.9000	136.12	495,341	2005	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2006											
Heated Area: 3235											
HX Base Yr 2006											

33090 SUNNY PARKE CIR, FERNANDINA BEACH	04/08/2024	MLU
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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	1,136.00	SF	4.00	4.00	100	2005	2005	3	86	3,908	
3	0861	POOL GUNIT	0 100	32	17	544.00	SF	85.00	85.00	100	2009	2009	3	56	25,894	
4	0911	SCRN RM A	0 100	48	28	1,344.00	SF	17.50	17.50	100	2009	2009	3	40	9,408	
5	0857	SANDSTONE/	0 100	0	0	800.00	SF	16.00	16.00	100	2009	2009	3	97	12,416	

TOTAL OB/XF											
54,741											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		453,237	
TOTAL MARKET OB/XF VALUE		54,741	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		582,978	
SOH/AGL Deduction		272,483	
ASSESSED VALUE		310,495	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		260,495	
TOTAL JUST VALUE		582,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708213	WINDOWS	9,008	12/01/2017
E21617	ELEC OTHER	1,050	02/01/2009
B21929	REMODEL	135,000	09/01/2008
E20917	ELEC OTHER	0	06/01/2008
M09983	H/AC	0	07/01/2005
P0509590	NEW CONSTR	0	06/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1371/0091	12/02/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: NEAL GENE E & OLIVI					
1310/1444	4/19/2005	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2005] W37 FOP=[YR=2005] W23 S12 E8 D7 R7 E8 N19\$ S19 W8 U7 L7 W8 S42 E4 S1 E8 N1 E1 FOP=[YR=2005] S5 E11 N5 W2 N3 W7 S3 W2 \$ E2 N3 E7 S3 E15 FGR=[YR=2005] S21 E4 S1 E15 N1 E4 N21 W23 \$ E23 N54\$ PTR= E15 FUS=[YR=2005] E14 N20W2 N10W6S6W6S24\$ W15 \$.					