LOT 17
IN OR 1371/160
FLORA PARKE #3 PB 6/402

**MONCKTON DONALD E & ANNE S**
33126 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-0551-0017-0000**

## BUILDING CHARACTERISTICS

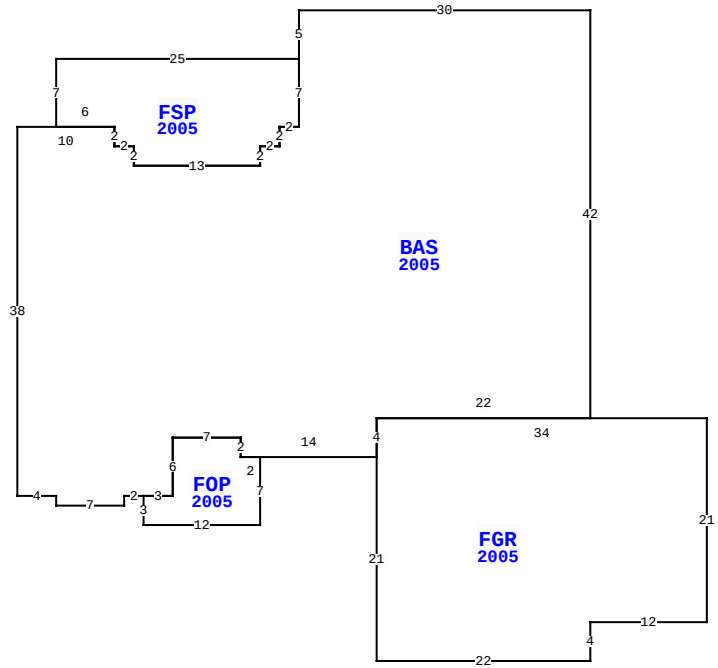
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 2,275 | 100 | 2,275 | 265,820 |
| FGR | 802 | 55 | 441 | 51,528 |
| FOP | 86 | 30 | 26 | 3,038 |
| FSP | 235 | 40 | 94 | 10,984 |
| TOTALS | 3,398 | | 2,836 | 331,369 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,836 | 102.7200 | 128.40 | 364,142 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2007 Heated Area: 2275 HX Base Yr 2007




33126 SUNNY PARKE CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 331,369 |
| TOTAL MARKET OB/XF VALUE | | 32,016 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 438,385 |
| SOH/AGL Deduction | | 202,431 |
| ASSESSED VALUE | | 235,954 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 185,954 |
| TOTAL JUST VALUE | | 438,385 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 415,535 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1710950 | WINDOWS | 6,901 | 12/08/2017 |
| B19734 | ADDITION | 8,100 | 04/01/2007 |
| B19560 | SWIM POOL | 21,500 | 03/01/2007 |
| E15566 | NEW CONSTR | 2,000 | 08/01/2005 |
| M10149 | H/AC | 0 | 08/01/2005 |
| R07877 | REPAIR/RRF | 2,800 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/0160 | 12/02/2005 | WD | Q | I | | 265,700 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: MONCKTON DONALD E & | | | | | | |
| 1314/0567 | 5/03/2005 | WD | U | V | 19 | 49,900 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## 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 | 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 | 972.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 4,347 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 781.00 | SF | 7.25 | 7.25 | 100 | 2007 | 2007 | 3 | 88 | 4,983 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 364.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 48 | 14,851 | |
| 5 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 1,015.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 31 | 4,720 | |

## BUILDING DIMENSIONS

BAS=[YR=2005] W30 S5 FSP=[YR=2005] W25 S7 E6 S2 E2 S2 E13 N2 E2 N2 E2 N7 $ S7 W2 S2 W2 S2 W13 N2 W2 N2 W10 S38 E4 S1 E7 N1 E2 FOP=[YR=2005] S3 E12 N7 W2 N2 W7 S6 W3 $ E3 N6 E7 S2 E14 FGR=[YR=2005] S21 E22 N4 E12 N21 W34 S4 $ N4 E22 N42 $ .

## LAND DESCRIPTION

TOTAL OB/XF 32,016

| 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 | 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