

LOT 22
IN OR 1317/724
FLORA PARKE #3 PB 6/402

STAVER DAVID C
33208 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0022-0000



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 60
Interior Floor	17	PRECAST CN 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,767	100	2,767	358,333
FGR	498	55	274	35,484
FOP	72	30	22	2,849
FSP	354	40	142	18,389
FUS	373	100	373	48,305

TOTALS	4,064		3,578	463,358
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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	100	2005
2	0812	CONCRETE C	0	100	0	0		1,005.00	SF 4.00	100	2005
3	1129	STONE 8"	0	100	0	0		15.00	SF 15.75	100	2005
4	0471	VINYL FNC	0	100	0	0		204.00	LF 32.00	100	2005
5	0462	ST/AL FNC	0	100	0	0		1,404.00	SF 10.00	100	2014
6	0861	POOL GUNIT	0	100	0	0		608.00	SF 85.00	100	2014
7	0855	CONC PAVER	0	100	0	0		1,332.00	SF 10.00	100	2014

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		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	01/06/2023	BY	DJA
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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	3,578	113.8500	142.31	509,185	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2006											
Heated Area: 3140											
HX Base Yr 2006											

33208 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0		1,005.00	SF 4.00	100	2005	2005	3	86	3,457	
3	1129	STONE 8"	0	100	0	0		15.00	SF 15.75	100	2005	2005	3	96	227	
4	0471	VINYL FNC	0	100	0	0		204.00	LF 32.00	100	2005	2005	3	66	4,308	
5	0462	ST/AL FNC	0	100	0	0		1,404.00	SF 10.00	100	2014	2014	3	75	10,530	
6	0861	POOL GUNIT	0	100	0	0		608.00	SF 85.00	100	2014	2014	3	75	38,760	
7	0855	CONC PAVER	0	100	0	0		1,332.00	SF 10.00	100	2014	2014	3	95	12,654	

TOTAL OB/XF											
73,051											

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		463,358	
TOTAL MARKET OB/XF VALUE		73,051	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		611,409	
SOH/AGL Deduction		264,595	
ASSESSED VALUE		346,814	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		296,814	
TOTAL JUST VALUE		611,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		582,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004202	H/AC	5,144	06/01/2020
B1428892	SWIM POOL	46,400	06/01/2014
B13810	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1317/0724	5/13/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: STAVER DAVID C					
1259/1155	9/16/2004	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2005] W37 FSP=[YR=2005] W23 S12 E8 S2 E2 S2 E2 E11 N18\$ S18 W11 N2 W2 N2 W2 N2 W8 S39 E4 S1 E8 N1 E2 FOP=[YR=2005] S5 E11 N3 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E15 FGR=[YR=2005] S22 E4 S1 E14 N1 E4 N22 W22\$ E22 N53\$ PTR=E15 FUS=[YR=2005] E3 N5 E9 S9 E2 S20 W14 N24\$ W15\$.					