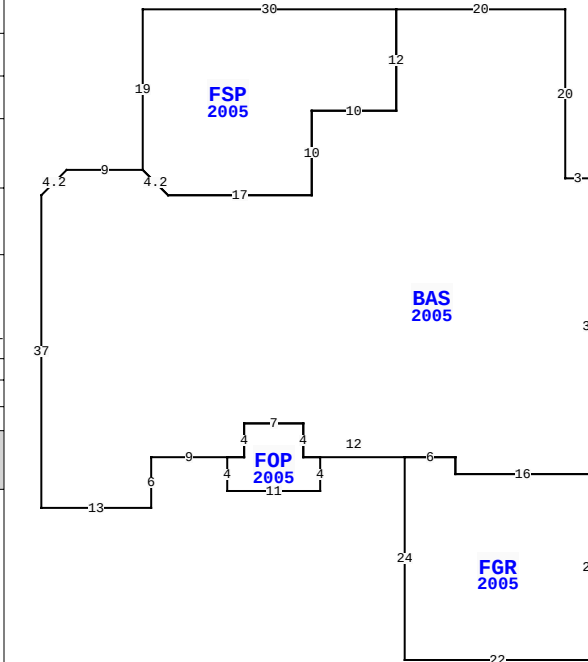


ELLIOTT MARC & LAKSANA T
33244 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,196 103.0400 128.80 411,645 2005 2008 0 0 7.50 92.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2024 Heated Area: 2679 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 380,772									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 56,619									
Interior Floo 13 LVT/LAMNT 50																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 512,391									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 0									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 512,391									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 13 512,391									
Bathrooms 3 100																				BASE TAXABLE VALUE 0									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 512,391									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 487,060																			
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 2,679 100 2,679 319,176																													
FGR 496 55 273 32,525																													
FOP 72 30 22 2,621																													
FSP 556 40 222 26,449																													
TOTALS 3,803 3,196 380,772																													
EXTRA FEATURES										33244 SUNNY PARKE CIR, FERNANDINA BEACH																			
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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
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										04/08/2024 MLU																			
2 0811 CONCRETE B 0 100 0 0 1,165.00 SF 5.20 5.20 100 2005 2005 3 86 5,210																													
3 0476 VF 6 SBPL 0 100 0 0 220.00 LF 32.00 32.00 100 2005 2005 3 66 4,646																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2005 2005 3 66 198																													
5 0911 SCRNM RM A 0 100 31 25 775.00 SF 17.50 17.50 100 2021 2021 3 93 12,613																													
6 0861 POOL GUNIT 0 100 0 0 300.00 SF 85.00 85.00 100 2021 2021 3 95 24,225																													
7 0855 CONC PAVER 0 100 0 0 480.00 SF 10.00 10.00 100 2021 2021 3 99 4,752																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2021 2021 3 93 1,860																													
LAND DESCRIPTION										TOTAL OB/XF 56,619																			
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 09/23/2021 BY KW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																			