

LOT 25-A
IN OR 1815/241
FLORA PARKE #3 PB 6/402

KING CHARLES D JR & MARITESS C
33276 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0025-00A0



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 60
Interior Floo	11	CLAY TILE 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

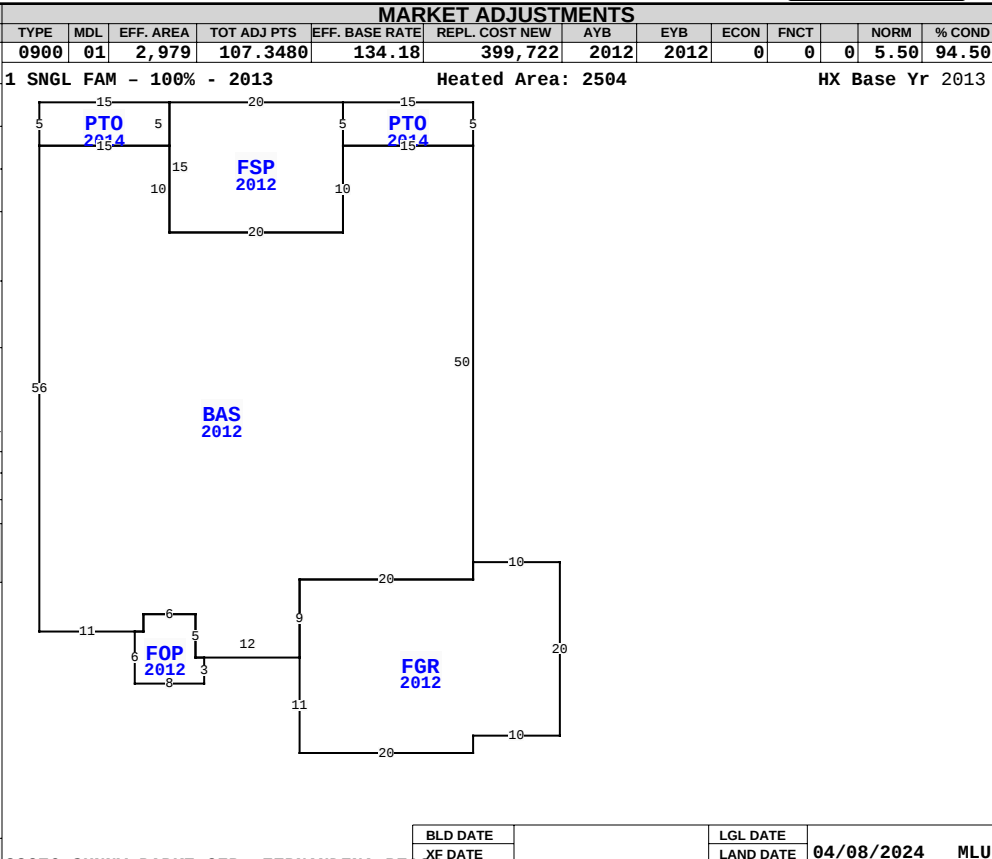
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2,504	317,508
FGR	600	55	330	41,844
FOP	57	30	17	2,156
FSP	300	40	120	15,216
PTO	75	5	4	507
PTO	75	5	4	507

TOTALS	3,611		2,979	377,737
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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	2012
2	0811	CONCRETE B	0 100	0	0	1,011.00	SF	5.20	5.20	100	2012
3	0810	CONCRETE A	0 100	0	0	348.00	SF	6.50	6.50	100	2014
4	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2014
5	0911	SCRN RM A	0 100	0	0	1,440.00	SF	17.50	17.50	100	2017
6	0861	POOL GUNIT	0 100	0	0	495.00	SF	85.00	85.00	100	2017
7	0855	CONC PAVER	0 100	0	0	945.00	SF	7.00	7.00	100	2017
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017

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	1.00



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

TOTAL OB/XF											
78,739											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		377,737	
TOTAL MARKET OB/XF VALUE		78,739	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		531,476	
SOH/AGL Deduction		223,287	
ASSESSED VALUE		308,189	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		253,189	
TOTAL JUST VALUE		531,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704317	SCRNROOM	36,576	07/13/2017
B1703502	SWIM POOL	59,040	06/01/2017
B1428251	ADDITION	2,700	01/01/2014
B25865	CO ISSUED	0	08/31/2012
B26383	REMODEL	1,000	08/01/2012
E25083	ELEC OTHER	0	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1815/0241	9/07/2012	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION CO					SALE PRICE
GRANTEE: KING CHARLES D JR &					277,800
GRANTOR: CARPENTER KATIE TRUST					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
PTO=[YR=2014] N5 W15 S5 E15\$ BAS=[YR=2012] W15					
FSP=[YR=2012] N5 W20 S15 E20 N10 \$ S10 W20 N10 PTO=[YR=2014]					
N5 W15 S5 E15 \$ W15 S5 E11 FOP=[YR=2012] S6 E8 N3 W1 N5 W6					
S2 W1 \$ E1 N2 E6 S5 E12 FGR=[YR=2012] S11 E20 N2 E10 N20 W10					
S2 W20 S9 \$ N9 E20 N50\$.					