

LOT 29
IN OR 1751/169
FLORA PARKE #3 PB 6/402

KITTLE MICHAEL & CAROLYN E
33354 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0029-0000



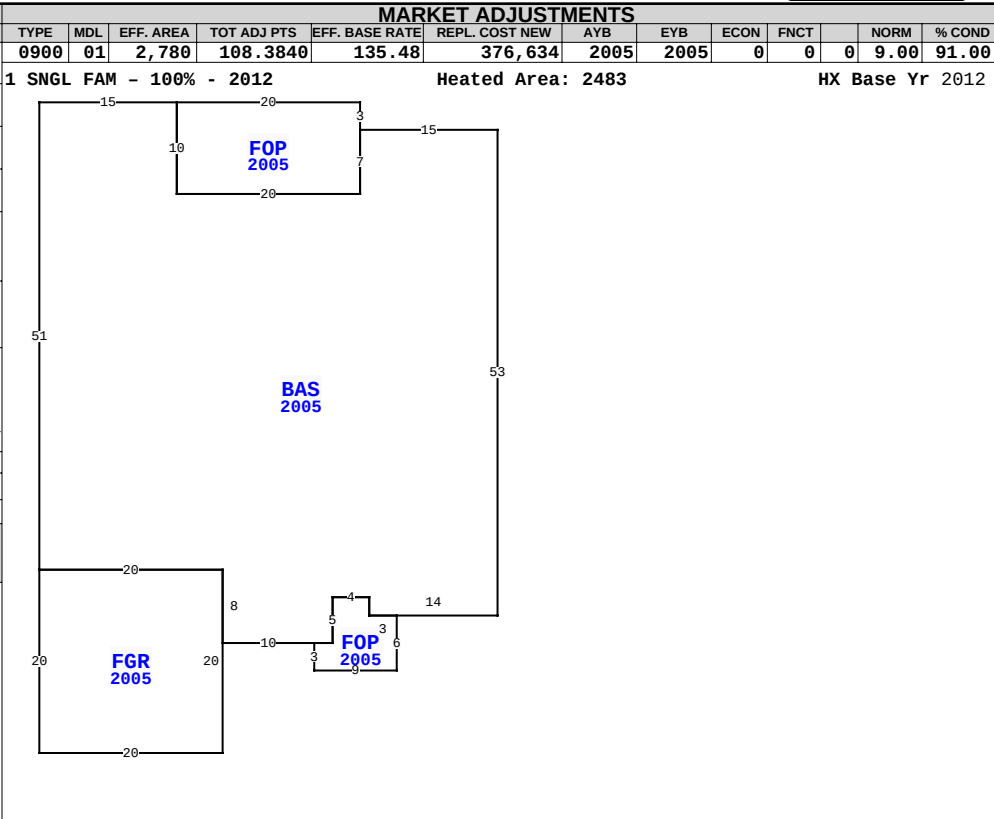
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,483	100	2,483	306,121
FGR	400	55	220	27,123
FOP	56	30	17	2,096
FOP	200	30	60	7,397

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	0811	CONCRETE B	0	100	0	0		651.00	SF 5.20	100	2005	2005	3	86	2,911	
2	0476	VF 6 SBPL	0	100	0	0		270.00	LF 32.00	100	2010	2010	3	78	6,739	

LAND DESCRIPTION			TOTAL OB/XF 9,650													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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



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

EXTRA FEATURES																
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
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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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				342,737	
TOTAL MARKET OB/XF VALUE				9,650	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				427,387	
SOH/AGL Deduction				206,319	
ASSESSED VALUE				221,068	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				166,068	
TOTAL JUST VALUE				427,387	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				402,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26373	ADDITION	4,719	08/01/2012
E14809	ELEC OTHER	2,000	04/01/2005
M09638	MECH OTHER	0	04/01/2005
R07505	REPAIR/RRF	2,800	04/01/2005
P09351	OTHER	0	04/01/2005
B15054	NEW CONSTR	176,172	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0169	8/09/2011	WD	Q	I	02	180,000
GRANTOR: JONES JAMES REED						
GRANTEE: KITTLE MICHAEL & CA						
1347/1174	9/06/2005	WD	Q	I		286,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES JAMES REED						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2005] W15 FOP=[YR=2005] N3 W20 S10 E20 N7 \$ S7 W20 N10 W15 S51 FGR=[YR=2005] S20 E20 N20 W20 \$ E20 S8 E10 FOP=[YR=2005] S3 E9 N6 W3 N2 W4 S5 W2 \$ E2 N5 E4 S2 E14N53 \$.																