LOT 32
FLORA PARKE #3 PB 6/402

VOGELPOHL GLENDA L/E/
33410 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0032-0000

BUILDING CHARACTERISTICS

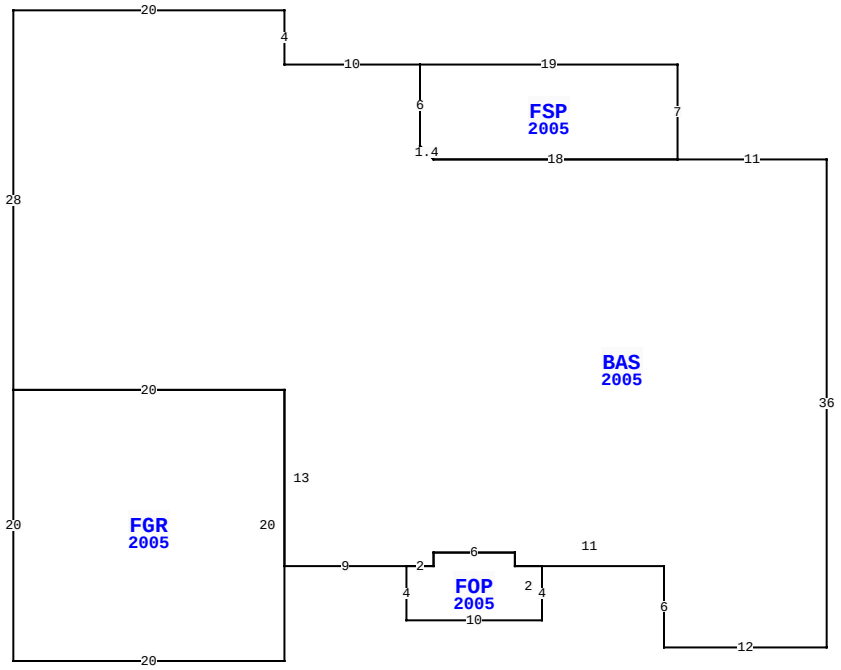
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,897	100	1,897	239,382
FGR	400	55	220	27,761
FOP	46	30	14	1,766
FSP	133	40	53	6,689
TOTALS	2,476		2,184	275,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	110.9360	138.67	302,855	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 1897 HX Base Yr 2006



33410 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		275,598
TOTAL MARKET OB/XF VALUE		12,149
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		362,747
SOH/AGL Deduction		178,636
ASSESSED VALUE		184,111
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		79,111
TOTAL JUST VALUE		362,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001188	WINDOWS	17,822	02/02/2022
R1802075	REPAIR/RRF	13,224	04/01/2018
M1217703	H/AC	0	10/01/2012
B0414258	NEW CONSTR	138,103	12/01/2004
E0414110	ELEC OTHER	2,000	12/01/2004
M0409084	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1759	2/07/2023	LE	U	I	11	100
GRANTOR: VOGELPOHL GLENDA						
GRANTEE: PRICE CHRISTINE DUV						
1326/1507	6/17/2005	WD	Q	I		241,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VOGELPOHL JAMES M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FSP=[YR=2005] N7 W19 S6 R1 D1 E18 $ W18 U1 L1 N6 W10 N4 W20 S28 FGR=[YR=2005] S20 E20 N20 W20 $ E20 S13 E9 FOP=[YR=2005] S4 E10 N4 W2 N1 W6 S1 W2 $ E2 N1 E6 S1 E11 S6 E12 N36 $.

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	608.00	SF	5.20	5.20	100	2005	2005	3	86	2,719	
3	0476	VF 6 SBPL	0	100	0	0	299.00	LF	32.00	32.00	100	2005	2005	3	66	6,315	

LAND DESCRIPTION

TOTAL OB/XF 12,149

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