

LOT 66
IN OR 2153/550
FLORA PARKE #3 PB 6/402

HERNANDEZ TONY CATARINO & MEGAN
33107 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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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	2,854	100	2,854	326,339
FGR	807	55	444	50,769
FOP	68	30	20	2,287
FSP	352	40	141	16,123
FUS	450	100	450	51,455

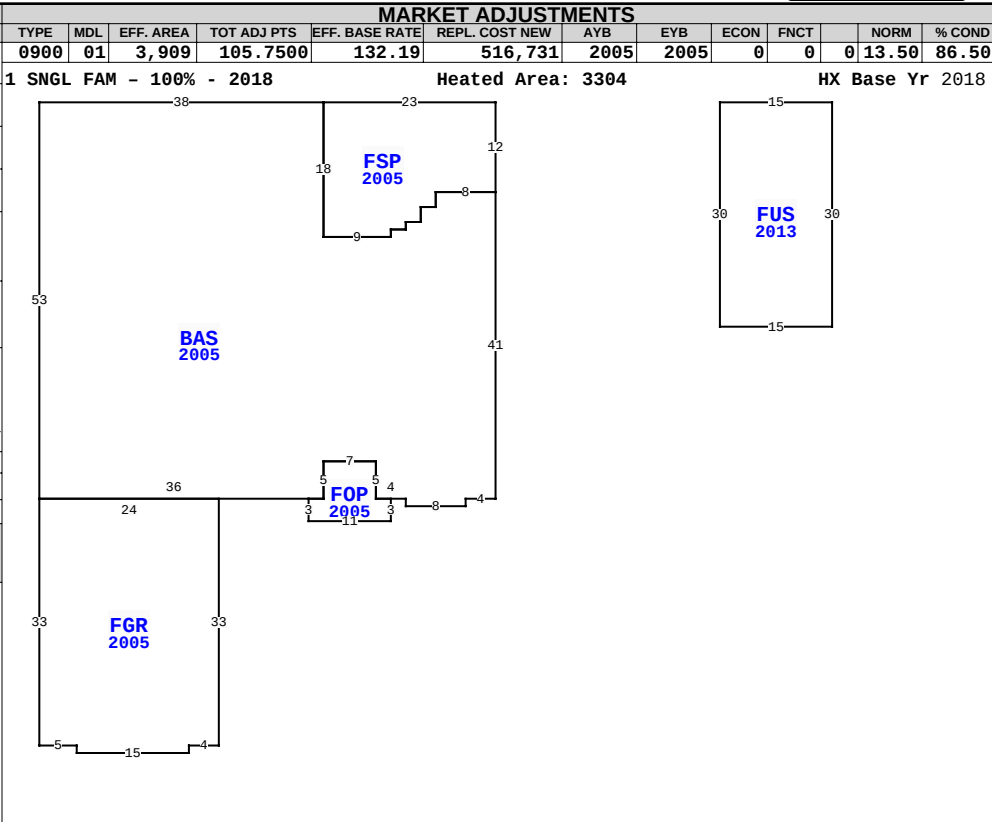
TOTALS	4,531		3,909	446,972
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	657.00	UT	5.20	5.20	100	2005	2005	3	86	2,938	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
3	0912	SCRN RM G	0	100	0	0	646.00	SF	20.00	20.00	100	2024	2023		100	12,920	
4	0810	CONCRETE A	0	100	0	0	646.00	SF	6.50	6.50	100	2024	2023		100	4,199	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



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

TOTAL OB/XF																	21,837
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,972
TOTAL MARKET OB/XF VALUE		21,837
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		543,809
SOH/AGL Deduction		186,805
ASSESSED VALUE		357,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,004
TOTAL JUST VALUE		543,809
NCON VALUE		17,119
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009873	SCRN ENCL	13,500	08/01/2023
B1901574	SOLAR PANELS	26,122	03/01/2019
B13707	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/0550	10/13/2017	WD	Q	I	01	407,000
GRANTOR: BROOKS MICHAEL J & JE						
GRANTEE: HERNANDEZ TONY CATA						
1989/1797	6/24/2015	WD	Q	I	01	353,000
GRANTOR: SHEPPERD ROY & JOYCE						
GRANTEE: BROOKS MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W23 BAS=[YR=2005] W38 S53 FGR=[YR=2005] S33 E5 S1 E15 N1 E4 N33 W24\$ E 36 FOP=[YR=2005] S3 E11 N3 W2 N5 W7 S5 W2 \$ E2 N5 E7 S5 E4 S1 E8 N1 E4 N41 W8 S2 W2 S2 W2 S1 W2 S1 W9N18 \$ S18 E9 N1 E2 N1 E2 N2 E2 N2 E8 N12 \$ PTR= E30 FUS=[YR=2013] E15 S30 W15 N30 \$ W30 \$.