



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
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	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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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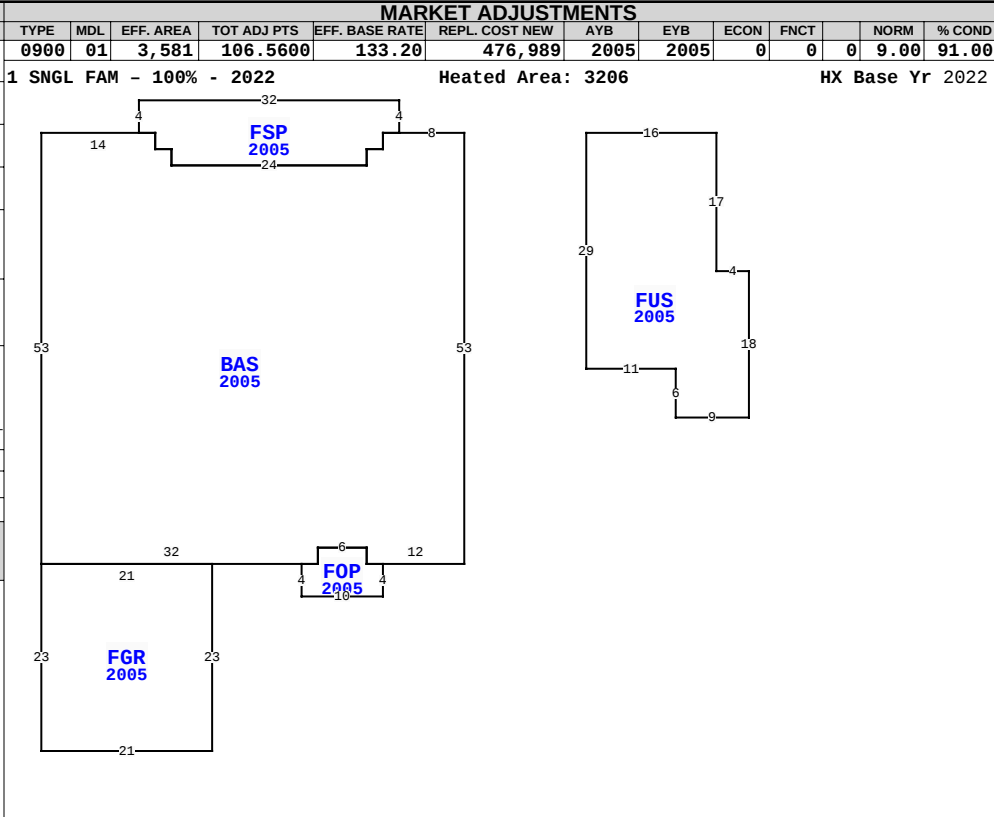
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	320,000
FGR	483	55	266	32,242
FOP	52	30	16	1,939
FSP	232	40	93	11,273
FUS	566	100	566	68,606

TOTALS	3,973		3,581	434,060
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	12	28	336.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	
4	0845	KOOL DECK	0	100	0	0	804.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



33209 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	654.00	SF	5.20	5.20	100	2005	2005	3	86	2,925	
2	0861	POOL GUNIT	0	100	12	28	336.00	SF	85.00	85.00	100	2005	2005	3	40	11,424	
3	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2005	2005	3	24	4,788	
4	0845	KOOL DECK	0	100	0	0	804.00	SF	7.25	7.25	100	2005	2005	3	86	5,013	

TOTAL OB/XF											
24,150											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		434,060	
TOTAL MARKET OB/XF VALUE		24,150	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		533,210	
SOH/AGL Deduction		110,778	
ASSESSED VALUE		422,432	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		372,432	
TOTAL JUST VALUE		533,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		505,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000695	REPAIR/RRF	24,800	01/12/2022
B0617248	SCRN RM	10,140	12/01/2006
E16361	ELEC OTHER	600	12/01/2005
E14814	ELEC OTHER	2,000	04/01/2005
M09632	MECH OTHER	0	04/01/2005
B14864	NEW CONSTR	215,690	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2423/1048	12/22/2020	TD	U	I	11
GRANTOR: MCHUGH KARIN LIVING T					
GRANTEE: MIGALA MCHUGH JENNI					
1546/0763	1/15/2008	QC	U	I	18
GRANTOR: MCHUGH KARIN M					
GRANTEE: MCHUGH KARIN M L/E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W8 FSP=[YR=2005] N4 W32 S4 E2 S2 E2 S2 E24 N2 E2 N2 E2\$ W2 S2 W2 S2 W24 N2 W2 N2 W14 S53 FGR=[YR=2005] S23 E21 N23 W21\$ E32 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N53\$ PTR=E15 FUS=[YR=2005] E16 S17 E4 S18 W9 N6 W11 N29\$ W15\$.											