LOT 74
IN OR 1856/403
FLORA PARKE #3 PB 6/402

PENOR GRETA S
33309 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0074-0000

BUILDING CHARACTERISTICS

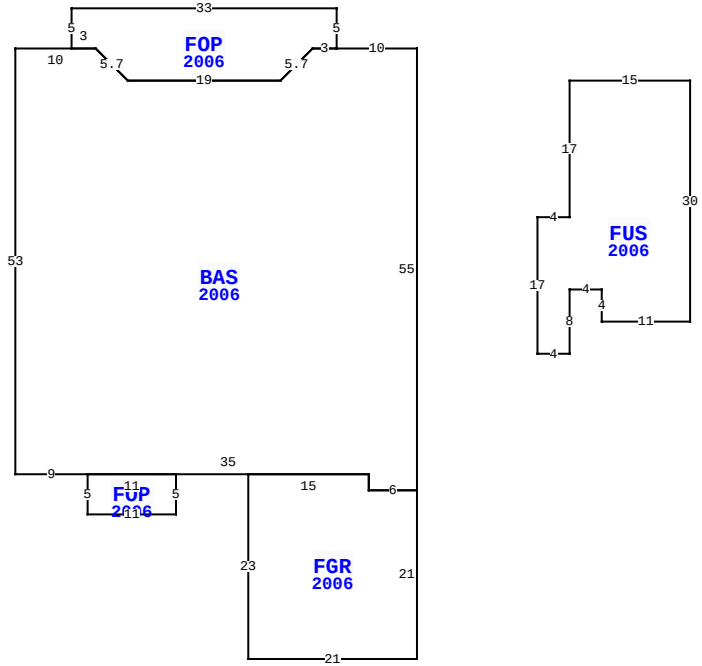
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	315,860
FGR	471	55	259	31,832
FOP	55	30	16	1,966
FOP	257	30	77	9,464
FUS	502	100	502	61,698
TOTALS	3,855		3,424	420,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,424	107.4560	134.32	459,912	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 3072 HX Base Yr 2007



33309 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		420,819
TOTAL MARKET OB/XF VALUE		53,906
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,725
SOH/AGL Deduction		254,394
ASSESSED VALUE		295,331
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		240,331
TOTAL JUST VALUE		549,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005729	REPAIR/RRF	0	07/01/2020
B25221	ADDITION	21,263	10/01/2011
M10891	H/AC	0	01/01/2006
E16371	NEW CONSTR	2,000	12/01/2005
C16581	CO ISSUED	215,800	11/01/2005
R08565	REPAIR/RRF	2,800	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1856/0403	5/11/2013	QC	U	I	11	100
GRANTOR: PENOR JOSEPH A JR						
GRANTEE: PENOR GRETA S C						
1418/1906	6/09/2006	WD	Q	I		361,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PENOR GRETA S & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 D4 R4 E19 R4 U4 E3$W3 D4 L4 W19 U4 L4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11$E35 S2 E6$W6N2W15 S23 E21$ PTR=N38E15 FUS=[YR=2006] N17E4 N17 E15 S30 W11 N4W4S8W4$W15 S38$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2006	2006	3	87	679	
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100	2011	2011	3	50	10,850	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2011	2011	3	64	22,848	
6	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2011	2011	3	92	7,544	
7	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2011	2011	3	64	5,837	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 53,906

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	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							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS