LOT 75
FLORA PARKE #3 PB 6/402

PENDERGRASS DENNIE L & JOY S
33329 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0075-0000

BUILDING CHARACTERISTICS

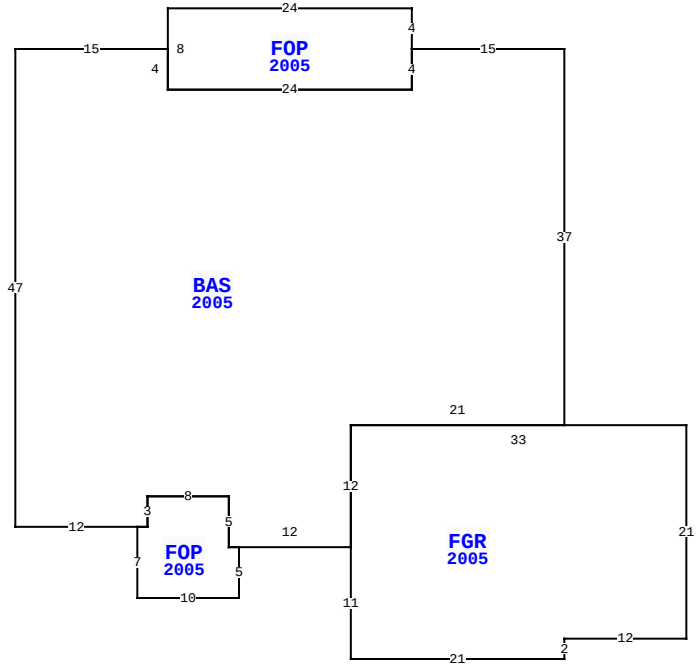
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,232	100	2,232	256,935
FGR	735	55	404	46,506
FOP	92	30	28	3,223
FOP	192	30	58	6,677
TOTALS	3,251		2,722	313,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,722	106.4640	133.08	362,244	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 2232 HX Base Yr 2023



33329 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		313,341
TOTAL MARKET OB/XF VALUE		11,903
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,244
SOH/AGL Deduction		160,815
ASSESSED VALUE		239,429
TOTAL EXEMPTION VALUE	HX HB VX VP	165,657
BASE TAXABLE VALUE		73,772
TOTAL JUST VALUE		400,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13727	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/0566	11/14/2022	WD	Q	I	01	445,000
GRANTOR: WIGGINS STEVEN & GABR						
GRANTEE: PENDERGRASS DENNIE						
2124/0458	5/30/2017	WD	Q	I	01	289,900
GRANTOR: TODD JOHN D & SHEILA						
GRANTEE: WIGGINS STEVEN & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N4 W24 S8 E24 N4$ S4 W24 N4 W15 S47 E12 FOP=[YR=2005] S7 E10 N5 W1 N5 W8 S3 W1$ E1 N3 E8 S5 E12 FGR=[YR=2005] S11 E21 N2 E12 N21 W33 S12$ N12 E21 N37$.

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	693.00	SF	5.20	5.20	100	2005	2005	3	86	3,099	
3	0462	ST/AL FNC	0	100	200	0	800.00	SF	10.00	10.00	100	2012	2012	3	68	5,440	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 11,903

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 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