

LOT 78
IN OR 2138/1070
FLORA PARKE #3 PB 6/402

BRASIER RICHARD L/ZOOLE MIRIAM L
33379 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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

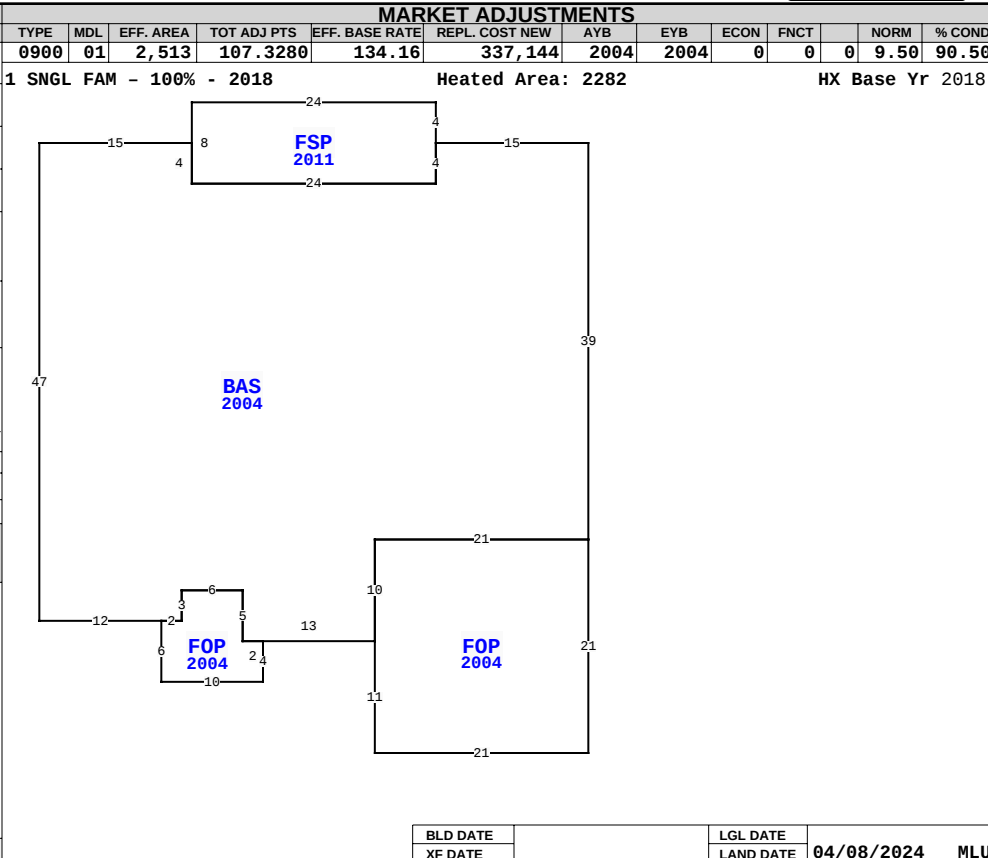
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	277,068
FOP	74	30	22	2,672
FOP	441	30	132	16,027
FSP	192	40	77	9,349
TOTALS	2,989		2,513	305,115

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2004	2004	3	84	2,865	
3	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2018	2018	3	87	35,496	
4	0911	SCRN RM A	0 100	0	0	1,470.00	SF	17.50	17.50	100	2017	2017	3	78	20,066	
5	0855	CONC PAVER	0 100	0	0	990.00	SF	10.00	10.00	100	2018	2018	3	97	9,603	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	

LAND DESCRIPTION			TOTAL OB/XF 72,750													
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
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

REVIEW DATE 05/31/2024 BY KBA



33379 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/08/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF 72,750																
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
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				305,115
TOTAL MARKET OB/XF VALUE				72,750
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				452,865
SOH/AGL Deduction				145,945
ASSESSED VALUE				306,920
TOTAL EXEMPTION VALUE		HX HB		50,000
BASE TAXABLE VALUE				256,920
TOTAL JUST VALUE				452,865
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				431,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802261	SCRN ENCLSRE	37,475	04/01/2018
B1802060	SWIM POOL	54,478	02/27/2018
R1707233	REPAIR/RRF	14,774	11/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/1070	8/02/2017	WD	Q	I	01	262,500
GRANTOR: DUFFY ESTHER C SHEPHE						
GRANTEE: BRASIER RICHARD L &						
1291/0038	1/27/2005	WD	Q	I		241,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHEPHERD ESTHER C						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2004] W15 FSP=[YR=2011] N4 W24 S8 E24 N4\$ S4 W24 N4 W15 S47 E12 FOP=[YR=2004] S6 E10 N4 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E13 FOP=[YR=2004] S11 E21 N21 W21 S10\$ N10 E21 N39\$.																

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