LOT 13
FLORA PARKE #3 PB 6/402

WALDROP KATHLEEN FRANCES
33034 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0013-0000

BUILDING CHARACTERISTICS

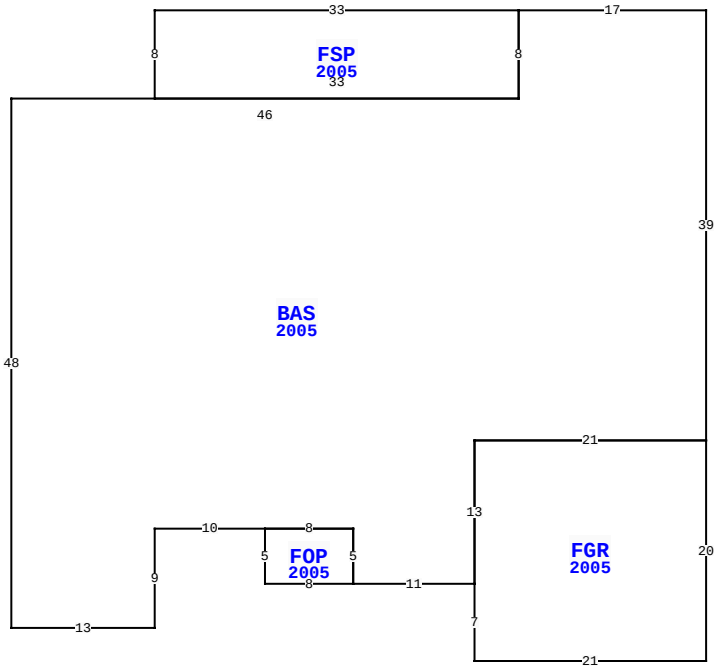
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,597	100	2005	2,597	309,109
FGR	420	55	2005	231	27,495
FOP	40	30	2005	12	1,428
FSP	264	40	2005	106	12,617
TOTALS	3,321			2,946	350,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,946	99.6400	131.52	387,458	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2015 Heated Area: 2597 HX Base Yr 2015



33034 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		350,649
TOTAL MARKET OB/XF VALUE		8,881
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		444,530
SOH/AGL Deduction		193,882
ASSESSED VALUE		250,648
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		189,926
TOTAL JUST VALUE		444,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413099	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1193	4/14/2021	QC	U	I	11	100
GRANTOR: WALDROP TRUST						
GRANTEE: WALDROP KATHLEEN FR						
2347/0088	3/12/2020	WD	U	I	11	100
GRANTOR: WALDROP KATHLEEN F						
GRANTEE: WALDROP TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] W33 S8 E33 N8 $ S8 W46 S48 E13 N9 E10 FOP=[YR=2005] S5 E8 N5 W8 $ E8 S5 E11 FGR=[YR=2005] S7 E21 N20 W21 S13 $ N13 E21 N39 $.

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	88	3,080	
2	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	100	2005	2005	3	84	2,857	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2006	2006	3	66	2,746	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	

LAND DESCRIPTION

TOTAL OB/XF 8,881

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS