LOT 14
FLORA PARKE #3 PB 6/402

**SHAFER STEVEN LESLIE JR & KASIE-LYNNE**
33054 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-28-0551-0014-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

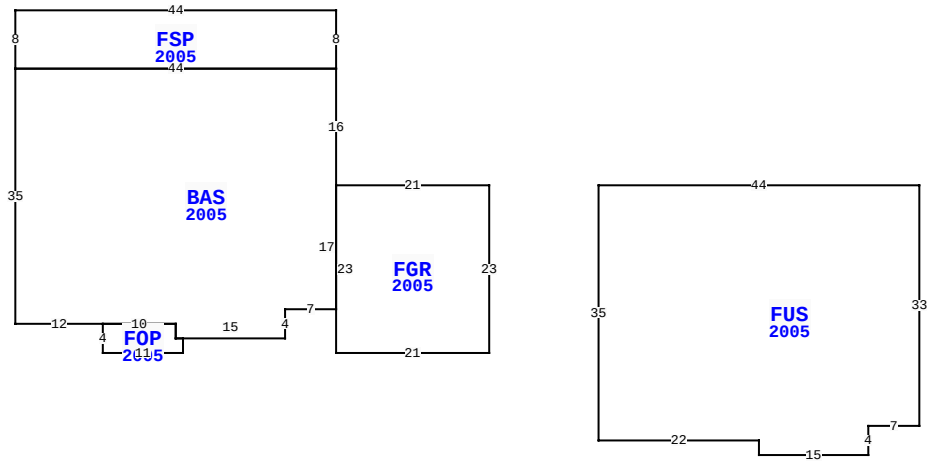
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4041.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,556 | 100 | 2005 | 1,556 | 188,203 |
| FGR | 483 | 55 | 2005 | 266 | 32,174 |
| FOP | 42 | 30 | 2005 | 13 | 1,572 |
| FSP | 352 | 40 | 2005 | 141 | 17,055 |
| FUS | 1,556 | 100 | 2005 | 1,556 | 188,203 |
| TOTALS | 3,989 | | | 3,532 | 427,207 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,532 | 101.2500 | 133.65 | 472,052 | 2005 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 0% - 2025 Heated Area: 3112 HX Base Yr




33054 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 | 427,207 |
| TOTAL MARKET OB/XF VALUE | 34,528 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 546,735 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 546,735 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 546,735 |
| TOTAL JUST VALUE | 546,735 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 518,543 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B14739 | XFOB | 7,000 | 03/01/2005 |
| B13575 | NEW CONSTR | 0 | 01/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2724/497 | 6/17/2024 | WD | U | I | 11 | 100 |
| GRANTOR: ELLIOTT HEIDI COREEN | | | | | | |
| GRANTEE: SHAFER STEVEN LESLI | | | | | | |
| 2720/162 | 6/17/2024 | WD | Q | I | 01 | 621,300 |
| GRANTOR: ELLIOTT HEIDI COREEN | | | | | | |
| GRANTEE: SHAFER STEVEN LESLI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2005] W21 BAS200 5= N16 FSP=[YR=2005] N8 W44 S8 E44 $ W44 S35 E12 FOP=[YR=2005] S4 E11 N2 W1 N2 W10 $ E10 S2 E15 N4 E7 N17 $ S23 E21 N23 $ PTR= E15 FUS=[YR=2005] E44 S33 W7 S4 W15 N2 W22 N35 $ W15 $ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 88 | 3,080 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,042.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 3,501 | |
| 3 | 0861 | POOL GUNIT | 0 | 0 | 14 | 29 | 406.00 | SF | 85.00 | 85.00 | 100 | 2005 | 2005 | 3 | 36 | 12,424 | |
| 4 | 0911 | SCRN RM A | 0 | 0 | 29 | 44 | 1,276.00 | SF | 17.50 | 17.50 | 100 | 2005 | 2005 | 3 | 22 | 4,913 | |
| 5 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 870.00 | SF | 7.25 | 7.25 | 100 | 2005 | 2005 | 3 | 84 | 5,298 | |
| 6 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 250.00 | LF | 32.00 | 32.00 | 100 | 2005 | 2005 | 3 | 64 | 5,120 | |
| 7 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 64 | 192 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,528

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS