LOT 15
IN OR 1371/91 &
CASE #45-2009-DR-240

NEAL GENE E & OLIVIA ANN
33090 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

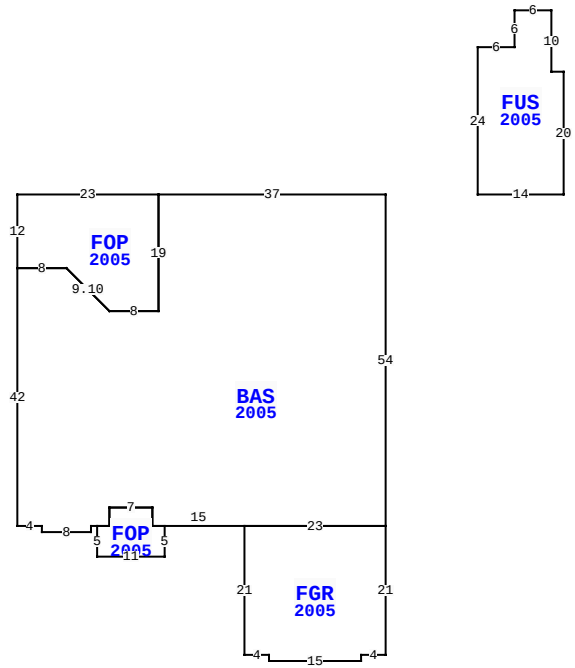
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	2005	2,871	375,562
FGR	498	55	2005	274	35,843
FOP	76	30	2005	23	3,008
FOP	357	30	2005	107	13,997
FUS	364	100	2005	364	47,616
TOTALS	4,166			3,639	476,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,639	108.9000	143.75	523,106	2005	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2006 Heated Area: 3235 HX Base Yr 2006



33090 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,026
TOTAL MARKET OB/XF VALUE		51,590
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		612,616
SOH/AGL Deduction		293,117
ASSESSED VALUE		319,499
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,777
TOTAL JUST VALUE		612,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708213	WINDOWS	9,008	12/01/2017
E21617	ELEC OTHER	1,050	02/01/2009
B21929	REMODEL	135,000	09/01/2008
E20917	ELEC OTHER	0	06/01/2008
M09983	H/AC	0	07/01/2005
P0509590	NEW CONSTR	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0091	12/02/2005	WD	Q	I		344,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NEAL GENE E & OLIVI						
1310/1444	4/19/2005	WD	U	V	19	47,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W37 FOP=[YR=2005] W23 S12 E8 D7 R7 E8 N19$ S19 W8 U7 L7 W8 S42 E4 S1 E8 N1 E1 FOP=[YR=2005] S5 E11 N5 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E15 FGR=[YR=2005] S21 E4 S1 E15 N1 E4 N21 W23 $ E23 N54$ PTR= E15 FUS=[YR=2005] E14 N20W2 N10W6S6W6S24$ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,136.00	SF	4.00	4.00	100	2005	2005	3	84	3,817	
3	0861	POOL GUNIT	0	100	32	17	544.00	SF	85.00	85.00	100	2009	2009	3	52	24,045	
4	0911	SCRN RM A	0	100	48	28	1,344.00	SF	17.50	17.50	100	2009	2009	3	35	8,232	
5	0857	SANDSTONE/	0	100	0	0	800.00	SF	16.00	16.00	100	2009	2009	3	97	12,416	

LAND DESCRIPTION

TOTAL OB/XF 51,590

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	0003	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