LOT 20
IN OR 1993/714
FLORA PARKE #3 PB 6/402

SMITH CHARLES B &/O'DONNELL MARY CATHERINE
O'DONNELL MARY CATHERINE (H&W), 33172 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

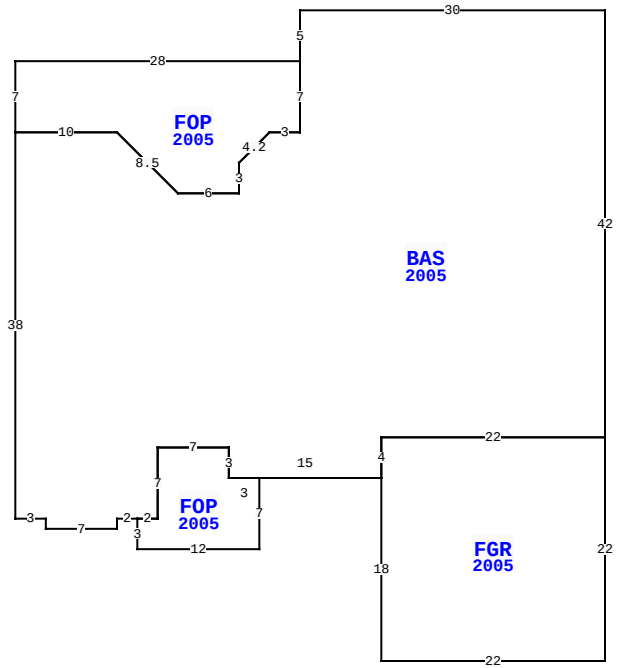
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,228	100	2005	2,228	299,971
FGR	484	55	2005	266	35,814
FOP	97	30	2005	29	3,904
FOP	255	30	2005	76	10,233
TOTALS	3,064			2,599	349,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,599	112.7040	148.77	386,653	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 2228 HX Base Yr 2016



33172 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		349,921
TOTAL MARKET OB/XF VALUE		24,709
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		459,630
SOH/AGL Deduction		210,453
ASSESSED VALUE		249,177
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		193,455
TOTAL JUST VALUE		459,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617140	SWIM POOL	25,200	01/01/2005
B13566	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1993/0714	7/22/2015	WD	Q	I	01	310,000
GRANTOR: OSBORNE CLYDE A & TRA						
GRANTEE: SMITH CHARLES B & M						
1784/1640	3/15/2012	WD	Q	I	02	243,900
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S5 FOP=[YR=2005] W28 S7 E10 D6 R6 E6 N3 U3 R3 E3 N7 $ S7 W3 D3 L3 S3 W6 U6 L6 W10 S38 E3 S1 E7 N1 E2 FOP=[YR=2005] S3 E12 N7 W3 N3 W7 S7 W2 $ E2 N7 E7 S3 E15 FGR=[YR=2005] S18 E22 N22 W22 S4 $ N4 E22 N42 $.

EXTRA FEATURES

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	1,022.00	SF	5.20	5.20	100	2005	2005	3	84	4,464	
3	0911	SCRN RM A	0	100	34	25	850.00	SF	17.50	17.50	100	2006	2006	3	24	3,570	
4	0861	POOL GUNIT	0	100	13	20	260.00	SF	85.00	85.00	100	2006	2006	3	40	8,840	
5	0845	KOOL DECK	0	100	0	0	596.00	SF	7.25	7.25	100	2006	2006	3	86	3,716	
6	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2012	2012	3	81	778	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 24,709

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS