

LOT 22
IN OR 1317/724
FLORA PARKE #3 PB 6/402

STAVER DAVID C
33208 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	17	PRECAST CN 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,767	100	2005	2,767	376,322
FGR	498	55	2005	274	37,265
FOP	72	30	2005	22	2,992
FSP	354	40	2005	142	19,313
FUS	373	100	2005	373	50,729

TOTALS	4,064			3,578	486,620
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00
3	1129	STONE 8"	0	100	0	0	15.00	SF	15.75
4	0471	VINYL FNC	0	100	0	0	204.00	LF	32.00
5	0462	ST/AL FNC	0	100	0	0	1,404.00	SF	10.00
6	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,332.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,578	113.8500	150.28	537,702	2005	2005	0	0
1 SNGL FAM - 100% - 2006									
Heated Area: 3140									
HX Base Yr 2006									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00
3	1129	STONE 8"	0	100	0	0	15.00	SF	15.75
4	0471	VINYL FNC	0	100	0	0	204.00	LF	32.00
5	0462	ST/AL FNC	0	100	0	0	1,404.00	SF	10.00
6	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,332.00	SF	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00
3	1129	STONE 8"	0	100	0	0	15.00	SF	15.75
4	0471	VINYL FNC	0	100	0	0	204.00	LF	32.00
5	0462	ST/AL FNC	0	100	0	0	1,404.00	SF	10.00
6	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,332.00	SF	10.00

REVIEW DATE	01/06/2023	BY	DJA
-------------	------------	----	-----

Total Acres:	0.00
--------------	------

Total Land Value:	85,000
-------------------	--------

Market:	0
---------	---

Agricultural:	0
---------------	---

Common:	85,000
---------	--------

PRINTED 07/30/2025 BY	SY
-----------------------	----

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					486,620				
TOTAL MARKET OB/XF VALUE					70,044				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					641,664				
SOH/AGL Deduction					284,792				
ASSESSED VALUE					356,872				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					306,150				
TOTAL JUST VALUE					641,664				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					611,409				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004202	H/AC	5,144	06/01/2020
B1428892	SWIM POOL	46,400	06/01/2014
B13810	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0724	5/13/2005	WD	Q	I		324,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STAVER DAVID C						
1259/1155	9/16/2004	WD	U	V	19	53,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W37 FSP=[YR=2005] W23 S12 E8 S2 E2 S2 E2 E11 N18\$ S18 W11 N2 W2 N2 W2 N2 W8 S39 E4 S1 E8 N1 E2 FOP=[YR=2005] S5 E11 N3 W2 N5 W7 S3 W2\$ E2 N3 E7 S5 E15 FGR=[YR=2005] S22 E4 S1 E14 N1 E4 N22 W22\$ E22 N53\$ PTR=E15 FUS=[YR=2005] E3 N5 E9 S9 E2 S20 W14 N24\$ W15\$.									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00
3	1129	STONE 8"	0	100	0	0	15.00	SF	15.75
4	0471	VINYL FNC	0	100	0	0	204.00	LF	32.00
5	0462	ST/AL FNC	0	100	0	0	1,404.00	SF	10.00
6	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	1,332.00	SF	10.00

REVIEW DATE	01/06/2023	BY	DJA
-------------	------------	----	-----

Total Acres:	0.00
--------------	------

Total Land Value:	85,000
-------------------	--------

Market:	0
---------	---

Agricultural:	0
---------------	---

Common:	85,000
---------	--------

PRINTED 07/30/2025 BY	SY
-----------------------	----