LOT 23
IN OR 1305/134
FLORA PARKE #3 PB 6/402

AMOS ROBERT L & LORI M
33224 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

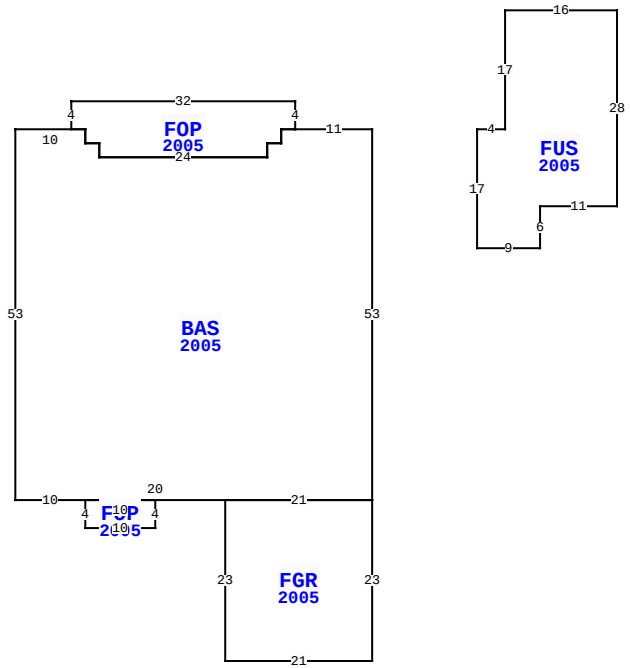
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,599	100	2005	2,599	322,496
FGR	483	55	2005	266	33,006
FOP	40	30	2005	12	1,489
FOP	232	30	2005	70	8,686
FUS	546	100	2005	546	67,750
TOTALS	3,900			3,493	433,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,493	103.8680	137.11	478,925	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 3145 HX Base Yr 2006



33224 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		433,427
TOTAL MARKET OB/XF VALUE		67,043
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		585,470
SOH/AGL Deduction		261,871
ASSESSED VALUE		323,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,877
TOTAL JUST VALUE		585,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001047	POOL SCREEN ENCLO	19,519	01/26/2024
B230008819		74,206	07/11/2023
21016785	ROOF	33,324	12/03/2021
R07285	REPAIR/RRF	5,000	02/01/2005
B13826	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0134	3/29/2005	WD	Q	I		294,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AMOS ROBERT L & LOR						
1257/1148	9/08/2004	WD	U	V	19	53,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FOP=[YR=2005] N4 W32 S4 E2 S2 E2 S2 E24 N2 E2 N2 E2$ W2 S2 W2 S2 W24 N2 W2 N2 W10 S53 E10 FOP=[YR=2005] S4 E10 N4 W10$ E20 FGR=[YR=2005] S23 E21 N23 W21$ E21 N53$ PTR=E15 FUS=[YR=2005] E4 N17 E16 S28 W11 S6 W9 N17$ 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	0811	CONCRETE B	0	100	0	0	1,036.00	SF	5.20	5.20	100	2005	2005	3	84	4,525	
3	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2005	2005	3	64	2,355	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
5	0861	POOL GUNIT	0	100	0	0	359.00	SF	85.00	85.00	100	2024	2023		98	29,905	
6	0912	SCRN RM G	0	100	0	0	1,040.00	SF	20.00	20.00	100	2024	2023		97	20,176	
7	0855	CONC PAVER	0	100	0	0	681.00	SF	10.00	10.00	100	2024	2023		100	6,810	

LAND DESCRIPTION

TOTAL OB/XF 67,043

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 02/20/2025 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS