

LOT 24
IN OR 1344/539
FLORA PARKE #3 PB 6/402

ELLIOTT MARC & LAKSANA T
33244 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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		

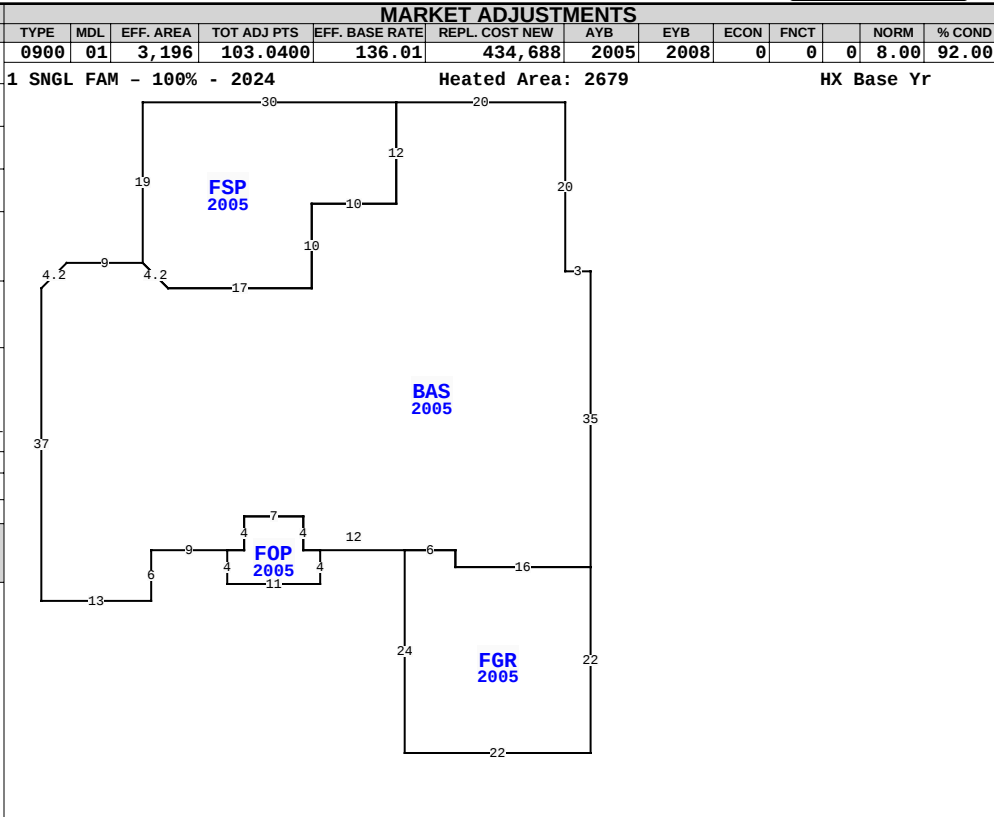
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,679	100	2005	2,679	335,221
FGR	496	55	2005	273	34,161
FOP	72	30	2005	22	2,753
FSP	556	40	2005	222	27,778

TOTALS	3,803			3,196	399,913
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,165.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	220.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0911	SCRN RM A	0	100	31	25	775.00	SF	17.50	17.50	
6	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
7	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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

REVIEW DATE	09/23/2021	BY	KW
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33244 SUNNY PARKE CIR, FERNANDINA BEACH

33244 SUNNY PARKE CIR, FERNANDINA BEACH										INC DATE	AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080		
1,165.00	SF	5.20	5.20	100	2005	2005	3	84	5,089		
220.00	LF	32.00	32.00	100	2005	2005	3	64	4,506		
1.00	UT	300.00	300.00	100	2005	2005	3	64	192		
775.00	SF	17.50	17.50	100	2021	2021	3	90	12,206		
300.00	SF	85.00	85.00	100	2021	2021	3	93	23,715		
480.00	SF	10.00	10.00	100	2021	2021	3	99	4,752		
1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800		

TOTAL OB/XF												55,340	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00		85,000.00		

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,913	
TOTAL MARKET OB/XF VALUE		55,340	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		540,253	
SOH/AGL Deduction		13,003	
ASSESSED VALUE		527,250	
TOTAL EXEMPTION VALUE		13	527,250
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		540,253	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108995	ROOF	24,332	07/09/2021
B2107620	SCRN POOL ENCL	29,409	06/11/2021
B2104684	SWIM POOL	64,732	04/15/2021
B16266	NEW CONSTR	11,000	10/01/2005
E14815	NEW CONSTR	2,000	04/01/2005
N09631	H/AC	0	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1344/0539	8/23/2005	WD	Q	I		291,600	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ELLIOTT MARC & LAKS							
1299/1572	3/04/2005	WD	U	V	19	49,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W3 N20 W20 FSP=[YR=2005] W30 S19 D3 R3 E17 N10 E10 N12\$ S12 W10 S10 W17 U3 L3 W9 D3 L3 S37 E13 N6 E9 FOP=[YR=2005] S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E12 FGR=[YR=2005] S24 E22 N22 W16 N2 W6\$ E6 S2 E16 N35\$.											