

LOT 25
IN OR 1369/1970
FLORA PARKE #3 PB 6/402

BECKLEY LIVING TRUST/BECKLEY ROBERT L TRUSTEE
33264 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0025-0000



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	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	2,554	100	2005	2,554	307,888
FGR	735	55	2005	404	48,703
FOP	40	30	2005	12	1,447
FOP	96	30	2005	29	3,496
FUS	546	100	2005	546	65,821
TOTALS	3,971			3,545	427,354

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,545	99.8100	131.75	467,054	2005	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2006				Heated Area: 3100				HX Base Yr 2006			
The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: BAS 2005 (a large central rectangular area), FGR 2005 (a rectangular area at the bottom right), FOP 2005 (a small rectangular area at the bottom left), and FUS 2005 (a U-shaped area at the top right). Various dimensions are marked along the perimeter and within the sections, such as 53, 21, 12, 23, 33, 20, 10, 13, 9, 4, 18, 17, 4, 16, 28, 11, 6, and 9.											
BLD DATE				LGL DATE				04/23/2025			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

EXTRA FEATURES							33264 SUNNY PARKE CIR, FERNANDINA BEACH, FL 32110					INC DATE		AG DATE		TOTALS	
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	955.00	SF	5.20	5.20	100	2005	2005	3	84	4,171	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2005	2005	3	36	12,852	
4	0911	SCRN RM A	0	100	32	50	1,600.00	SF	17.50	17.50	100	2005	2005	3	22	6,160	
5	0845	KOOL DECK	0	100	0	0	1,180.00	SF	7.25	7.25	100	2005	2005	3	84	7,186	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	