

KING CHARLES D JR & MARITESS C
33276 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0025-00A0



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY									
Exterior Wall 16 WD FR STUC 100										0900 01 2,979 107.3480 141.70 422,124 2012 2012 0 0 0 6.00 94.00										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2013 Heated Area: 2504 HX Base Yr 2013										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 396,797									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 75,924									
Interior Floo 14 CARPET 60																				TOTAL LAND VALUE - MARKET 85,000									
Interior Floo 11 CLAY TILE 40																				TOTAL MARKET VALUE 557,721									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 240,595									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 317,126									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB VX 55,722									
Bathrooms 3 100																				BASE TAXABLE VALUE 261,404									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 557,721									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 531,476									
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 2,504 100 2012 2,504 333,528																													
FGR 600 55 2012 330 43,955																													
FOP 57 30 2012 17 2,264																													
FSP 300 40 2012 120 15,984																													
PTO 75 5 2014 4 533																													
PTO 75 5 2014 4 533																													
TOTALS 3,611 2,979 396,797																													
EXTRA FEATURES										33276 SUNNY PARKE CIR, FERNANDINA BEACH																			
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 2012 2012 3 94 3,290																													
2 0811 CONCRETE B 0 100 0 0 1,011.00 SF 5.20 5.20 100 2012 2012 3 92 4,837																													
3 0810 CONCRETE A 0 100 0 0 348.00 SF 6.50 6.50 100 2014 2014 3 94 2,126																													
4 0462 ST/AL FNC 0 100 0 0 720.00 SF 10.00 10.00 100 2014 2014 3 71 5,112																													
5 0911 SCRNM RM A 0 100 0 0 1,440.00 SF 17.50 17.50 100 2017 2017 3 74 18,648																													
6 0861 POOL GUNIT 0 100 0 0 495.00 SF 85.00 85.00 100 2017 2017 3 81 34,081																													
7 0855 CONC PAVER 0 100 0 0 945.00 SF 7.00 7.00 100 2017 2017 3 96 6,350																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 74 1,480																													
LAND DESCRIPTION										TOTAL OB/XF 75,924																			
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 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 SYS																													