

LOT 27
IN OR 2211/1987
FLORA PARKE #3 PB 6/402

HENKA MATTHEW J & SHAUNA M
33310 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0027-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,661	100	2005	1,661	209,353
FGR	484	55	2005	266	33,527
FOP	40	30	2005	12	1,512
FSP	264	40	2005	106	13,361
FUS	1,063	100	2005	1,063	133,981
TOTALS	3,512			3,108	391,734

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100
3	0911	SCRN RM A	0	100	0	0	825.00	SF	17.50	17.50	100
4	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100
5	0845	KOOL DECK	0	100	0	0	447.00	SF	7.25	7.25	100

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,108	103.2240	136.26	423,496	2005	2009	0	0	7.50	92.50
1 SNGL FAM - 100% - 2020 Heated Area: 2724 HX Base Yr 2020											

TOTAL OB/XF											
23,205											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						391,734					
TOTAL MARKET OB/XF VALUE						23,205					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						499,939					
SOH/AGL Deduction						186,052					
ASSESSED VALUE						313,887					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						263,165					
TOTAL JUST VALUE						499,939					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						472,895					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112592	(24) WINDOWS	26,990	09/20/2021
M2003834	H/AC	0	05/01/2020
B17588	REMODEL	4,800	10/31/2006
B0516830	SWIM POOL	34,000	01/01/2005
B13922	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2211/1987	7/20/2018	WD	Q	I	01	328,000			
GRANTOR: GILLESPIE STEPHEN M &									
GRANTEE: HENKA MATTHEW J &									
1322/0431	6/03/2005	WD	Q	I		288,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: GILLESPIE STEPHEN M									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W22 S2 FSP=[YR=2005] W33 S8 E33 N8\$ S8 W33 S31 E12 FOP=[YR=2005] S4 E10 N4 W10 \$ E21 FGR=[YR=2005] S10 E22 N22 W22 S12 \$ N12 E22 N29 \$ PTR= E15 FUS=[YR=2005] E33 S31 W11 S4 W10 N4 W12 N31 \$ W15\$.											