LOT 28
FLORA PARKE #3 PB 6/402

**DOYAL ERIC K/BUQUOI MONTINIQUE**
33326 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-28-0551-0028-0000**

## BUILDING CHARACTERISTICS

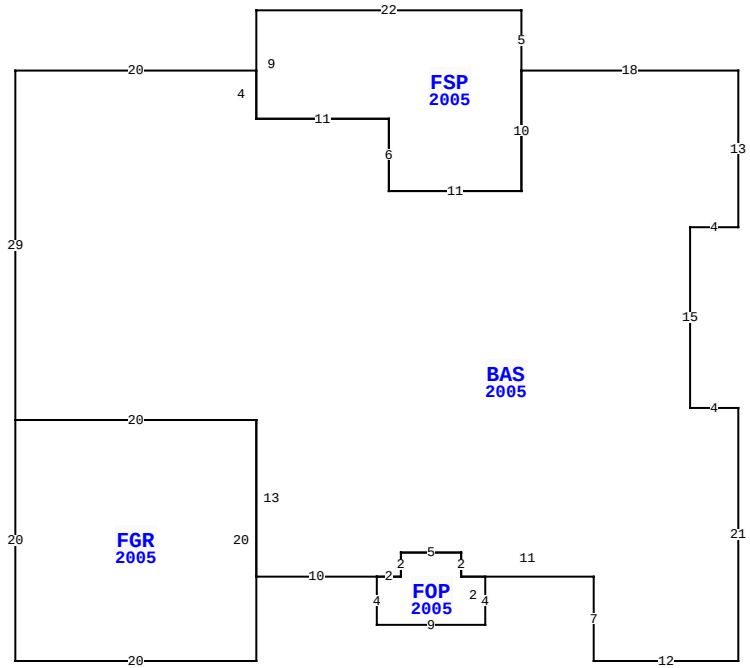
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 2,120 | 100 | 2005 | 2,120 | 276,912 |
| FGR | 400 | 55 | 2005 | 220 | 28,736 |
| FOP | 46 | 30 | 2005 | 14 | 1,829 |
| FSP | 264 | 40 | 2005 | 106 | 13,846 |
| TOTALS | 2,830 | | | 2,460 | 321,322 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,460 | 109.3440 | 144.33 | 355,052 | 2005 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2025 Heated Area: 2120 HX Base Yr 2025




33326 SUNNY PARKE CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/23/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 321,322 |
| TOTAL MARKET OB/XF VALUE | | 12,598 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 418,920 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 418,920 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 368,198 |
| TOTAL JUST VALUE | | 418,920 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,998 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B13919 | NEW CONSTR | 0 | 01/01/2005 |
| M0409081 | H/AC | 0 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2549/1948 | 3/23/2022 | WD | Q | I | 01 | 426,600 |
| GRANTOR: ELROD HELEN D L/E | | | | | | |
| GRANTEE: DOYAL ERIC K & MONT | | | | | | |
| 2375/0033 | 7/10/2020 | LE | U | I | 11 | 100 |
| GRANTOR: ELROD HELEN D | | | | | | |
| GRANTEE: ELROD JOIIN RANDOLP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N5 W22 S9 E11 S6 E11 N10 $ S10 W11 N6 W11 N4 W20 S29 FGR=[YR=2005] S20 E20 N20 W20 $ E20 S13 E10 FOP=[YR=2005] S4 E9 N4 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E11 S7 E12 N21 W4 N15 E4 N13 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 597.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 2,608 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 150 | 0 | 600.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 81 | 4,860 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 150 | 0 | 600.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 81 | 4,860 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2017 | 2017 | 3 | 90 | 270 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,598

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS