LOT 29
IN OR 1751/169
FLORA PARKE #3 PB 6/402

KITTLE MICHAEL & CAROLYN E
33354 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0029-0000

BUILDING CHARACTERISTICS

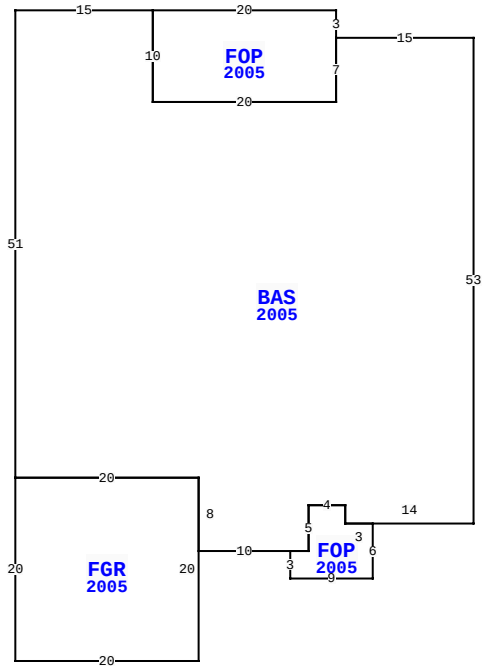
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,483	100	2005	2,483	321,495
FGR	400	55	2005	220	28,485
FOP	56	30	2005	17	2,201
FOP	200	30	2005	60	7,769
TOTALS	3,139			2,780	359,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,780	108.3840	143.07	397,735	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2012 Heated Area: 2483 HX Base Yr 2012



33354 SUNNY PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,950
TOTAL MARKET OB/XF VALUE		9,410
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		454,360
SOH/AGL Deduction		226,881
ASSESSED VALUE		227,479
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		171,757
TOTAL JUST VALUE		454,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26373	ADDITION	4,719	08/01/2012
E14809	ELEC OTHER	2,000	04/01/2005
M09638	MECH OTHER	0	04/01/2005
R07505	REPAIR/RRF	2,800	04/01/2005
P09351	OTHER	0	04/01/2005
B15054	NEW CONSTR	176,172	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0169	8/09/2011	WD	Q	I	02	180,000
GRANTOR: JONES JAMES REED						
GRANTEE: KITTLE MICHAEL & CA						
1347/1174	9/06/2005	WD	Q	I		286,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JONES JAMES REED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N3 W20 S10 E20 N7 $ S7 W20 N10 W15 S51 FGR=[YR=2005] S20 E20 N20 W20 $ E20 S8 E10 FOP=[YR=2005] S3 E9 N6 W3 N2 W4 S5 W2 $ E2 N5 E4 S2 E14N53 $.

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	651.00	SF	5.20	5.20	100	2005	2005	3	84	2,844	
2	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2010	2010	3	76	6,566	

LAND DESCRIPTION

TOTAL OB/XF 9,410

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 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS