

LOT 30
IN OR 1381/1900
FLORA PARKE #3 PB 6/402

KRUIDBOS BERNARD
95071 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	2,157	100	2004	2,157	275,024
FGR	400	55	2004	220	28,050
FOP	57	30	2004	17	2,167
FOP	189	30	2004	57	7,268
TOTALS	2,803			2,451	312,510

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	1,068.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,451	107.3280	141.67	347,233	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 0% - 0 Heated Area: 2157 HX Base Yr											
33380 SUNNY PARKE CIR, FERNANDINA BEACH											
BLD DATE 04/23/2025 MLU											

TOTAL OB/XF											
8,807											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	312,510		
TOTAL MARKET OB/XF VALUE	8,807		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	406,317		
SOH/AGL Deduction	62,946		
ASSESSED VALUE	343,371		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	343,371		
TOTAL JUST VALUE	406,317		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	381,499		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1802071	REPAIR/RRF	13,800	04/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1381/1900	1/17/2006	QC	Q	I	06
GRANTOR: KRUIDBOS MARCIA E					
GRANTEE: KRUIDBOS BERNARD					
1275/0542	11/18/2004	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: KRUIDBOS MARCIA E &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FOP=[YR=2004] N5 W21 S9 E21 N4\$ S4 W21 N4 W14 S46 E12 FOP=[YR=2004] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E11 FGR=[YR=2004] S13 E20 N20 W20 S7\$ N7 E20 N42 \$.											