LOT 33
FLORA PARKE #3 PB 6/402

BAKER WESLEY ALAN & SHERI ANN
33422 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0033-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

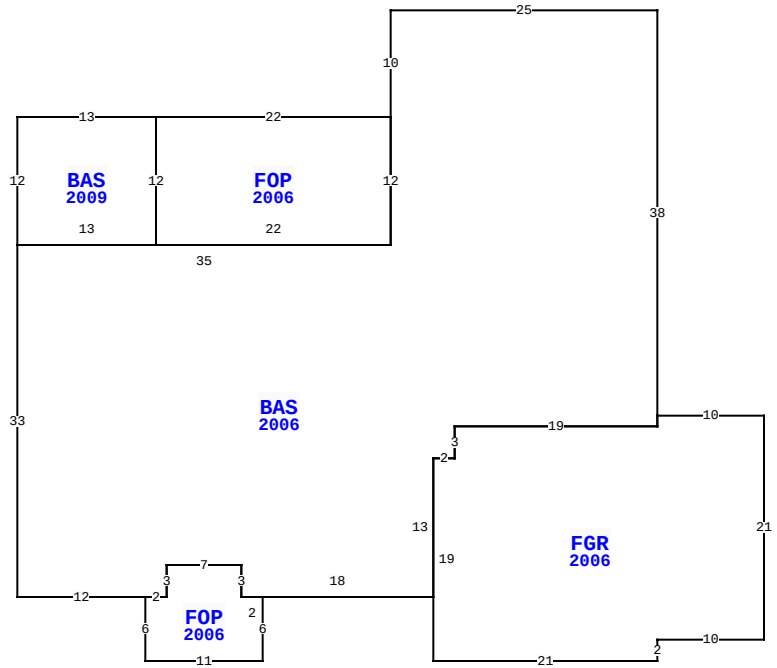
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,179	100	2006	2,179	282,480
BAS	156	100	2009	156	20,223
FGR	666	55	2006	366	47,447
FOP	87	30	2006	26	3,371
FOP	264	30	2006	79	10,241
TOTALS	3,352			2,806	363,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,806	106.7520	140.91	395,393	2006	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 2335 HX Base Yr 2021



33422 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		363,762
TOTAL MARKET OB/XF VALUE		32,238
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		481,000
SOH/AGL Deduction		157,502
ASSESSED VALUE		323,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,776
TOTAL JUST VALUE		481,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006907	REPAIR/RRF	22,963	08/01/2020
B22172	XFOB	17,000	12/01/2008
R11706	REPAIR/RRF	900	12/01/2008
B18580	SWIM POOL	24,000	09/01/2006
M11173	H/AC	0	03/01/2006
C17081	CO ISSUED	163,096	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/1999	9/11/2020	WD	Q	I	01	379,000
GRANTOR: ROBINSON NEIL N & SUS						
GRANTEE: BAKER WESLEY ALAN &						
2084/1916	11/22/2016	WD	U	I	30	245,000
GRANTOR: SKELLY SUSAN C NKA SU						
GRANTEE: ROBINSON NEIL N & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 W10 BAS=[YR=2006] N38 W25 S10 FOP=[YR=2006] W22 BAS=[YR=2009] W13 S12 E13 N12$S12 E22 N12$ S12 W35 S33 E12 FOP=[YR=2006] S6 E11 N6 W2 N3 W7 S3 W2$E2 N3 E7 S3 E18 N13 E2N3 E19 N1$S1W19S3W2 S19 E21 N2 E10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	86	486	
3	0810	CONCRETE A	0	100	0	0	875.00	SF	6.50	6.50	100	2006	2006	3	86	4,891	
4	0861	POOL GUNIT	0	100	30	12	425.00	SF	85.00	85.00	100	2006	2006	3	40	14,450	
5	0855	CONC PAVER	0	100	0	0	560.00	SF	10.00	10.00	100	2006	2006	3	86	4,816	
6	0476	VF 6 SBPL	0	100	0	0	184.00	LF	32.00	32.00	100	2006	2006	3	66	3,886	
7	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2006	2006	3	66	594	

LAND DESCRIPTION

TOTAL OB/XF 32,238

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 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS