LOT 61
FLORA PARKE #3 PB 6/402

BRASIER RICHARD/ZOOLE MIRIAM
33379 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0061-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

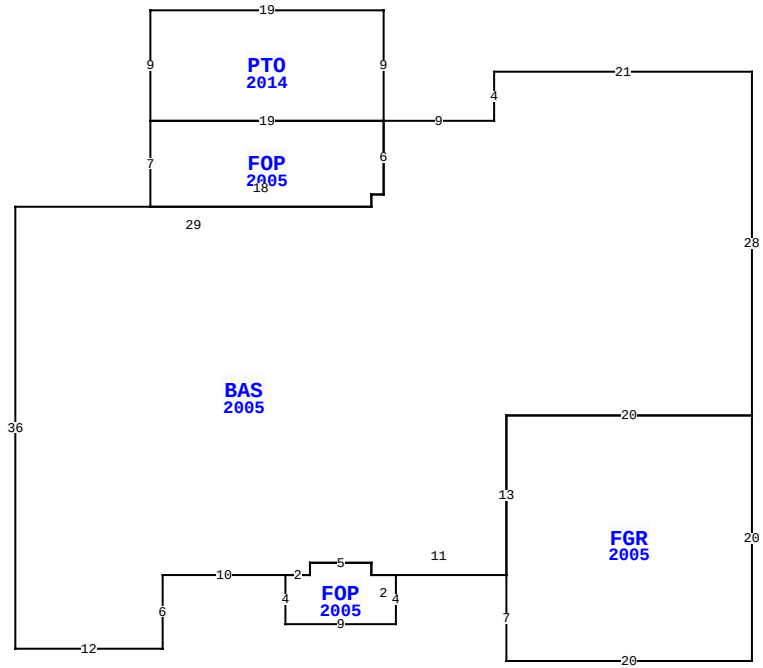
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2005	1,902	272,414
FGR	400	55	2005	220	31,510
FOP	41	30	2005	12	1,718
FOP	132	30	2005	40	5,729
PTO	171	5	2014	9	1,289
TOTALS	2,646			2,183	312,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	118.5800	156.53	341,705	2005	2007	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 1902 HX Base Yr



32041 HIBISCUS PARKE CT, 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	312,660
TOTAL MARKET OB/XF VALUE	10,312
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	407,972
SOH/AGL Deduction	26,939
ASSESSED VALUE	381,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,033
TOTAL JUST VALUE	407,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101564	REPAIR/RRF	13,000	02/01/2021
B1428208	SCRNENCL	3,785	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2443/1038	3/19/2021	WD	Q	I	01	285,000
GRANTOR: HALLIDAY JOHN JR & PA						
GRANTEE: BRASIER RICHARD & M						
1863/0235	6/18/2013	WD	Q	I	02	210,000
GRANTOR: SHAFER MARK S & AMELI						
GRANTEE: HALLIDAY JOHN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 S4 W9PTO=[YR=2014] N9 W19 S9 E19 $
FOP=[YR=2005] W19 S7 E18 N1 E1 N6$ S6 W1 S1 W29 S36 E12 N6
E10 FOP=[YR=2005] S4E9 N4 W2 N1 W5 S1 W2 $ E2 N1 E5 S1 E11
FGR=[YR=2005] S7 E20 N20 W20 S13 $ N13 E20 N28 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	5.20	100	2005	2005	3	84	2,988	
3	0911	SCRN RM A	0	0	9	19	171.00	SF	17.50	17.50	100	2014	2014	3	60	1,796	
4	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	32.00	100	2014	2014	3	85	2,448	

LAND DESCRIPTION

TOTAL OB/XF 10,312

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	0		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