

LOT 66
IN OR 2153/550
FLORA PARKE #3 PB 6/402

HERNANDEZ TONY CATARINO & MEGAN
33107 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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

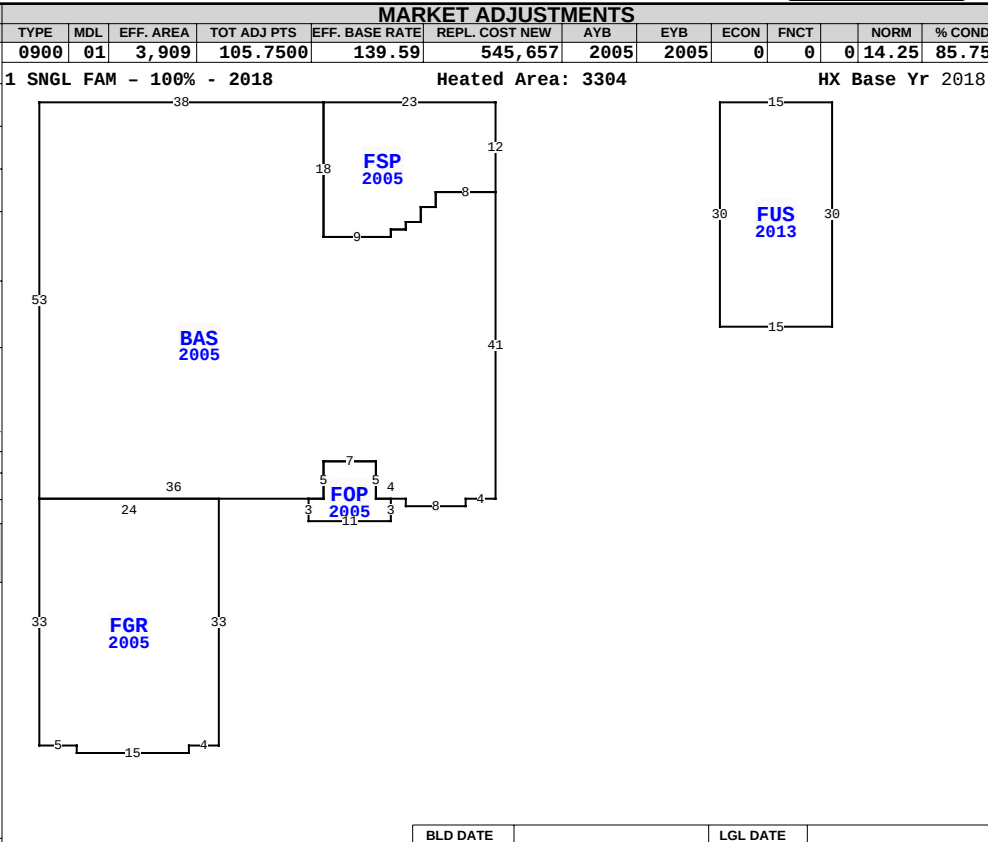
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,854	100	2005	2,854	341,619
FGR	807	55	2005	444	53,146
FOP	68	30	2005	20	2,394
FSP	352	40	2005	141	16,877
FUS	450	100	2013	450	53,865
TOTALS	4,531			3,909	467,901

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	657.00	UT	5.20	5.20	100	2005	2005	3	84	2,870	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
3	0912	SCRN RM G	0	100	0	0	646.00	SF	20.00	20.00	100	2024	2023		97	12,532	
4	0810	CONCRETE A	0	100	0	0	646.00	SF	6.50	6.50	100	2024	2023		100	4,199	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



33107 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	21,361
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					467,901
TOTAL MARKET OB/XF VALUE					21,361
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					574,262
SOH/AGL Deduction					206,905
ASSESSED VALUE					367,357
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					316,635
TOTAL JUST VALUE					574,262
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					543,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009873	SCRN ENCL	13,500	08/01/2023
B1901574	SOLAR PANELS	26,122	03/01/2019
B13707	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/0550	10/13/2017	WD	Q	I	01	407,000
GRANTOR: BROOKS MICHAEL J & JE						
GRANTEE: HERNANDEZ TONY CATA						
1989/1797	6/24/2015	WD	Q	I	01	353,000
GRANTOR: SHEPPERD ROY & JOYCE						
GRANTEE: BROOKS MICHAEL J &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FSP=[YR=2005] W23 BAS=[YR=2005] W38 S53 FGR=[YR=2005] S33 E5 S1 E15 N1 E4 N33 W24\$ E 36 FOP=[YR=2005] S3 E11 N3 W2 N5 W7 S5 W2 \$ E2 N5 E7 S5 E4 S1 E8 N1 E4 N41 W8 S2 W2 S2 W2 S1 W2 S1 W9N18 \$ S18 E9 N1 E2 N1 E2 N2 E2 N2 E8 N12 \$ PTR= E30 FUS=[YR=2013] E15 S30 W15 N30 \$ W30 \$.																