LOT 67
IN OR 2018/204
FLORA PARKE #3 PB 6/402

ROSS WILLIAM L LIVING TRUST/ROSS WILLIAM L TRUSTEE
2180 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0067-0000

BUILDING CHARACTERISTICS

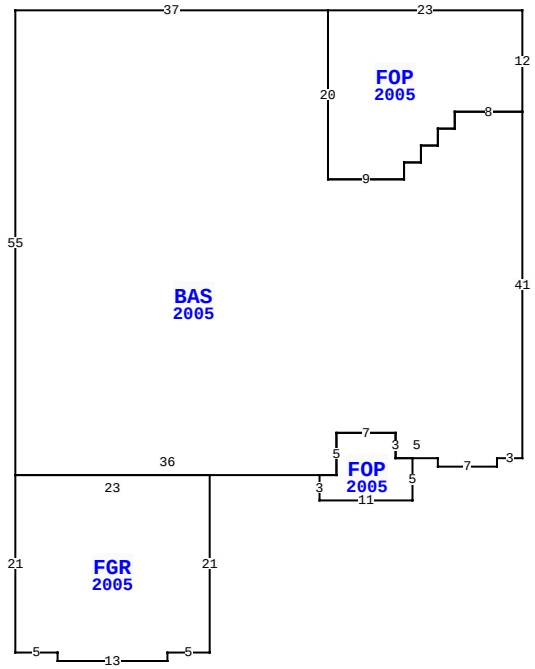
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,870	100	2005	2,870	358,642
FGR	496	55	2005	273	34,115
FOP	72	30	2005	22	2,749
FOP	372	30	2005	112	13,996
TOTALS	3,810			3,277	409,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,277	104.6040	138.08	452,488	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 2870 HX Base Yr



33119 SUNNY PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	409,502
TOTAL MARKET OB/XF VALUE	8,984
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	503,486
SOH/AGL Deduction	72,761
ASSESSED VALUE	430,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,725
TOTAL JUST VALUE	503,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	474,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704346	H/AC	0	07/01/2017
B0414261	NEW CONSTR	201,423	12/01/2004
E0414111	ELEC OTHER	2,000	12/01/2004
M0409080	H/AC	0	12/01/2004
R047018	REPAIR/RRF	2,800	12/01/2004
P0408839	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/763	7/11/2024	WD	U	I	11	100
GRANTOR: ROSS WILLIAM L						
GRANTEE: ROSS WILLIAM L LIVI						
2018/0204	12/10/2015	WD	Q	I	01	297,000
GRANTOR: ADAMS ROSA B						
GRANTEE: ROSS WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W23 BAS=[YR=2005] W37 S55 FGR=[YR=2005] S21 E5 S1 E13 N1 E5 N21 W23 $ E36 FOP=[YR=2005] S3 E11 N5 W2 N3 W7 S5 W2 $ E2 N5 E7 S3 E5 S1 E7 N1 E3 N41 W8S2 W2 S2 W2 S2 W2 S2 W9 N20 $ S20 E9 N2 E2 N2 E2 N2 E2 N2 E8 N12$.

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	0810	CONCRETE A	0	0	0	0	1,323.00	SF	6.50	6.50	100	2005	2005	3	84	7,224	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 8,984

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	000134	C	RES POND	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