

LOT 69
IN OR 2001/260
FLORA PARKE #3 PB 6/402

HERUM AARON/HERUM HEATHER
33161 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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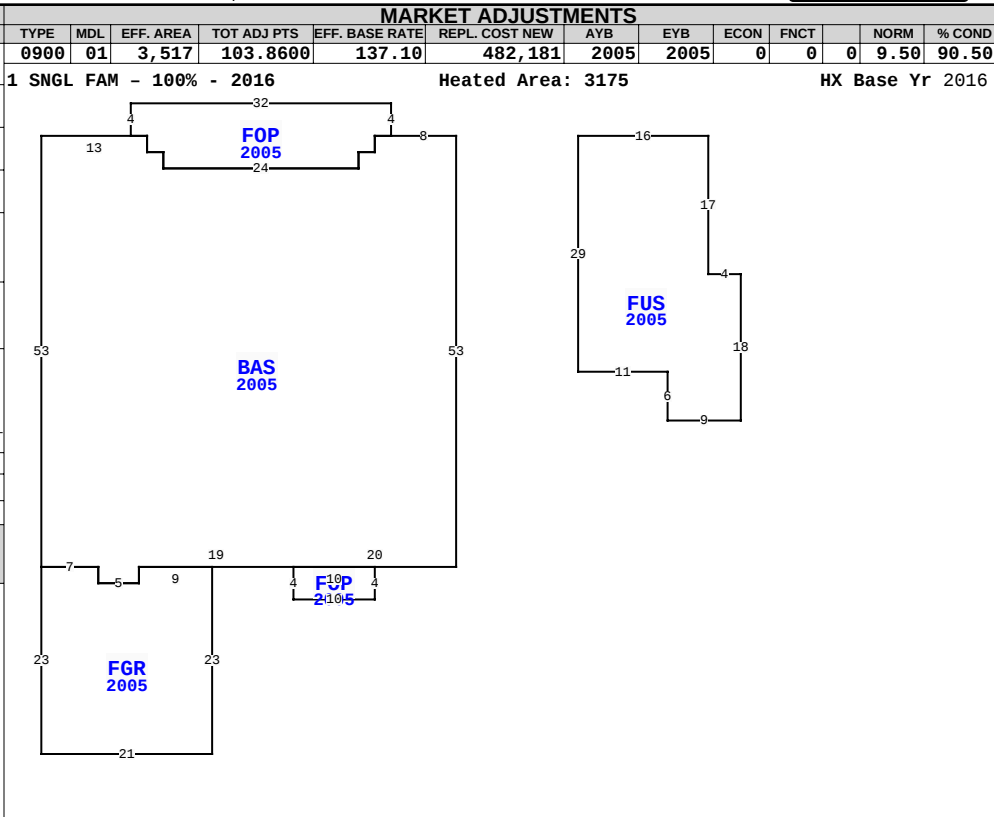
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,609	100	2005	2,609	323,713
FGR	473	55	2005	260	32,260
FOP	40	30	2005	12	1,489
FOP	232	30	2005	70	8,685
FUS	566	100	2005	566	70,227

TOTALS	3,920			3,517	436,374
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	1,427.00	SF	6.50	6.50
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00
4	0911	SCRN RM A	0	100	0	0	1,334.00	SF	17.50	17.50
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00
6	0855	CONC PAVER	0	100	0	0	886.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT



33161 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/23/2025
	INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	0	0	1,427.00	SF	6.50	6.50	100	2005	2005	3	84	7,791	
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	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2016	2016	3	78	29,702	
4	0911	SCRN RM A	0	100	0	0	1,334.00	SF	17.50	17.50	100	2016	2016	3	70	16,342	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	
6	0855	CONC PAVER	0	100	0	0	886.00	SF	10.00	10.00	100	2016	2016	3	95	8,417	

TOTAL OB/XF											65,412						
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			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		436,374	
TOTAL MARKET OB/XF VALUE		65,412	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		586,786	
SOH/AGL Deduction		210,037	
ASSESSED VALUE		376,749	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		326,027	
TOTAL JUST VALUE		586,786	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		558,348	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631825	SCRN ENCL	9,000	02/01/2016
B1531607	SWIM POOL	50,000	12/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2001/0260	8/28/2015	WD	Q	I	02	295,000	
GRANTOR: GOSHERT RAYMOND & MIC							
GRANTEE: HERUM AARON & HEATH							
1836/0043	1/15/2013	WD	U	I	38	210,000	
GRANTOR: TRAN ALEX							
GRANTEE: GOSHERT RAYMOND & M							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2005] W8 FOP=[YR=2005] N4 W32 S4 E2 S2 E2S2 E24 N2 E2 N2 E2\$ W2 S2 W2 S2 W24 N2 W2 N2 W13 S53 FGR=[YR=2005] S23 E21 N23 W9 S2 W5 N2 W7\$ E7 S2 E5 N2 E19 FOP=[YR=2005] S4 E10 N4 W10\$ E20 N53 \$ PTR=E15 FUS=[YR=2005] E16 S17 E4 S18 W9 N6 W11 N29\$ W15\$.										