



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 Floo	11	CLAY TILE 50
Interior Floo	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2005	2,640	336,065
FGR	483	55	2005	266	33,861
FOP	52	30	2005	16	2,037
FSP	232	40	2005	93	11,838
FUS	566	100	2005	566	72,051
TOTALS	3,973			3,581	455,851

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	12	28	336.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	
4	0845	KOOL DECK	0	100	0	0	804.00	SF	7.25	7.25	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,581	106.5600	140.66	503,703	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2022 Heated Area: 3206 HX Base Yr 2022											
33209 SUNNY PARKE CIR, FERNANDINA BEACH											
BLD DATE: 04/23/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		455,851	
TOTAL MARKET OB/XF VALUE		22,424	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		563,275	
SOH/AGL Deduction		128,592	
ASSESSED VALUE		434,683	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		383,961	
TOTAL JUST VALUE		563,275	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000695	REPAIR/RRF	24,800	01/12/2022
B0617248	SCRN RM	10,140	12/01/2006
E16361	ELEC OTHER	600	12/01/2005
E14814	ELEC OTHER	2,000	04/01/2005
M09632	MECH OTHER	0	04/01/2005
B14864	NEW CONSTR	215,690	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2423/1048	12/22/2020	TD	U	I	11
GRANTOR: MCHUGH KARIN LIVING T					
GRANTEE: MIGALA MCHUGH JENNI					
1546/0763	1/15/2008	QC	U	I	18
GRANTOR: MCHUGH KARIN M					
GRANTEE: MCHUGH KARIN M L/E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W8 FSP=[YR=2005] N4 W32 S4 E2 S2 E2 S2 E24 N2 E2 N2 E2\$ W2 S2 W2 S2 W24 N2 W2 N2 W14 S53 FGR=[YR=2005] S23 E21 N23 W21\$ E32 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N53\$ PTR=E15 FUS=[YR=2005] E16 S17 E4 S18 W9 N6 W11 N29\$ W15\$.											