

LOT 72
IN OR 2215/1296
FLORA PARKE #3 PB 6/402

ROWLAND MARSHALL/BERNHARD DEBORAH
33243 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
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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	1,730	100	2004	1,730	227,219
FGR	499	55	2004	274	35,987
FOP	36	30	2004	11	1,445
FSP	248	40	2004	99	13,003
FUS	447	100	2004	447	58,710

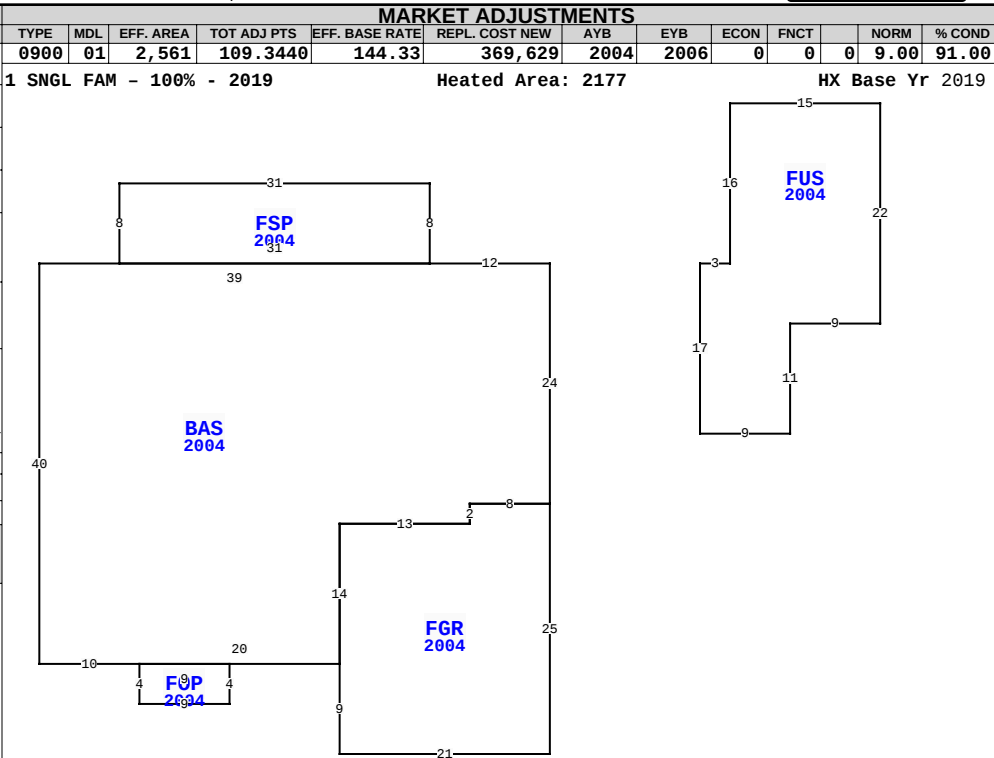
TOTALS	2,960			2,561	336,362
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2004	2004	3	83	2,758	
3	0911	SCRN RM A	0	100	0	0	1,078.00	SF	17.50	17.50	100	2020	2020	3	86	16,224	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2020	2020	3	90	32,130	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
6	0855	CONC PAVER	0	100	0	0	658.00	SF	10.00	10.00	100	2020	2020	3	98	6,448	
7	0855	CONC PAVER	0	100	0	0	680.00	SF	10.00	10.00	100	2020	2020	3	98	6,664	
8	0462	ST/AL FNC	0	100	250	0	1,000.00	SF	10.00	10.00	100	2020	2020	3	90	9,000	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							



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

TOTAL OB/XF																	78,559

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 4										Tax Dist:										
BUILDING MARKET VALUE										336,362										
TOTAL MARKET OB/XF VALUE										78,559										
TOTAL LAND VALUE - MARKET										85,000										
TOTAL MARKET VALUE										499,921										
SOH/AGL Deduction										176,723										
ASSESSED VALUE										323,198										
TOTAL EXEMPTION VALUE										50,722										
BASE TAXABLE VALUE										272,476										
TOTAL JUST VALUE										499,921										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										476,257										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110561	REPAIR/RRF	28,864	09/01/2021
B204000	SCRN ENCLSR	28,786	05/27/2020
B2000256	SWIM POOL	58,149	03/12/2020
E0413990	ELEC OTHER	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1296	7/30/2018	SW	Q	I	01	281,000

GRANTOR: 33243 SUNNY PARKE CIR						
GRANTEE: ROWLAND MARSHALL &						
2191/0849	4/23/2018	CT	U	I	18	214,000
GRANTOR: CLERK OF COURT						
GRANTEE: 33243 SUNNY PARKE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 FSP=[YR=2004] N8 W31 S8 E31\$ W39 S40 E10
FOP=[YR=2004] S4 E9 N4 W9\$ E20 FGR=[YR=2004] S9 E21 N25 W8 S2
W13 S14\$ N14 E13 N2 E8 N24\$ PTR=E15 FUS=[YR=2004] E3 N16 E15
S22 W9 S11 W9 N17\$ W15\$.