

LOT 74
IN OR 1856/403
FLORA PARKE #3 PB 6/402

PENOR GRETA S
33309 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0074-0000



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	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	2,570	100	2006	2,570	331,721
FGR	471	55	2006	259	33,431
FOP	55	30	2006	16	2,065
FOP	257	30	2006	77	9,939
FUS	502	100	2006	502	64,796

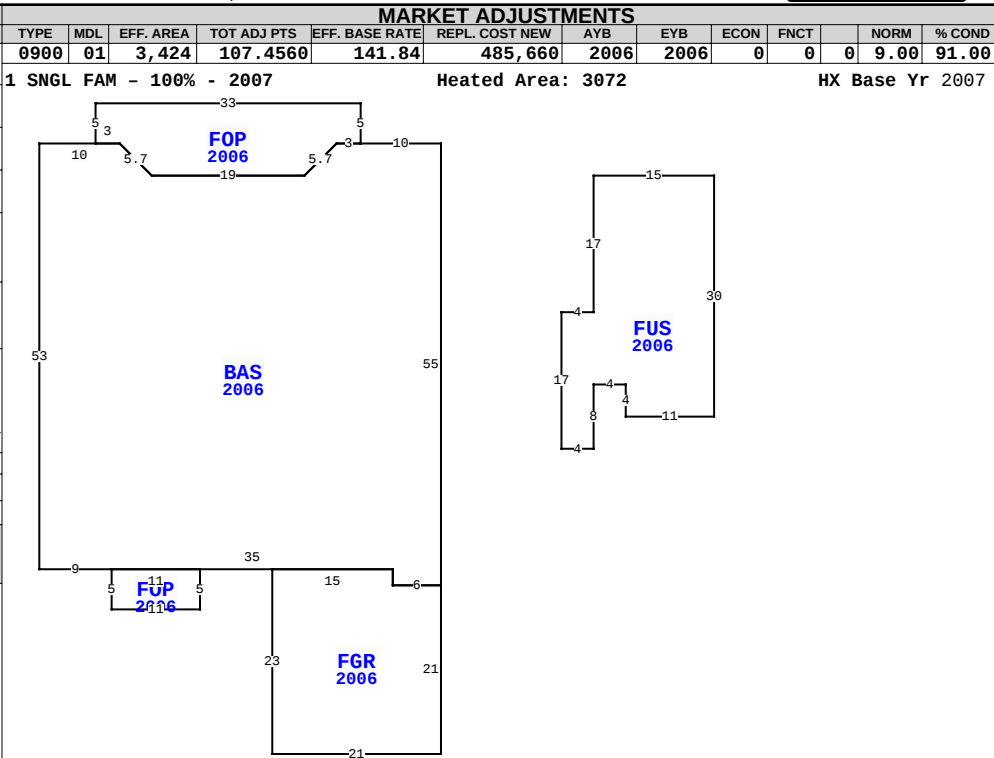
TOTALS	3,855			3,424	441,951
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	86	3,309	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2006	2006	3	86	671	
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100	2011	2011	3	45	9,765	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2011	2011	3	60	21,420	
6	0855	CONC PAVER	0	100	0	0	820.00	SF	10.00	10.00	100	2011	2011	3	91	7,462	
7	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2011	2011	3	60	5,472	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	45	900	

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

33309 SUNNY PARKE CIR, FERNANDINA BEACH

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1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
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TOTAL OB/XF 50,779

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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		441,951			
TOTAL MARKET OB/XF VALUE		50,779			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		577,730			
SOH/AGL Deduction		273,834			
ASSESSED VALUE		303,896			
TOTAL EXEMPTION VALUE		55,722			
BASE TAXABLE VALUE		248,174			
TOTAL JUST VALUE		577,730			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		549,725			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005729	REPAIR/RRF	0	07/01/2020
B25221	ADDITION	21,263	10/01/2011
M10891	H/AC	0	01/01/2006
E16371	NEW CONSTR	2,000	12/01/2005
C16581	CO ISSUED	215,800	11/01/2005
R08565	REPAIR/RRF	2,800	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1856/0403	5/11/2013	QC U	I	11	
GRANTOR: PENOR JOSEPH A JR					
GRANTEE: PENOR GRETA S C					
1418/1906	6/09/2006	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PENOR GRETA S & JOS					

BUILDING NOTES

BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 D4 R4 E19 R4 U4 E3\$W3 D4 L4 W19 U4 L4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11\$E35 S2 E6\$W6N2W15 S23 E21\$ PTR=N38E15 FUS=[YR=2006] N17E4 N17 E15 S30 W11 N4W4S8W4\$W15 S38\$.	