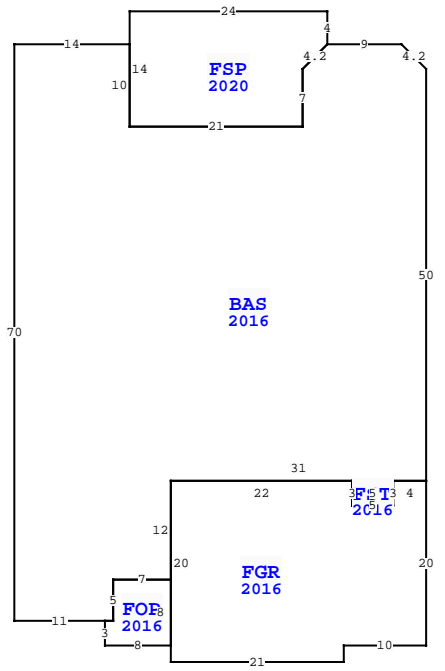


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 70				
Interior Floo	14 CARPET 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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	2,719	100	2016	2,719	371,202
FGR	647	55	2016	356	48,602
FOP	59	30	2016	18	2,458
FSP	311	40	2020	124	16,929
FST	15	55	2016	8	1,092
TOTALS	3,751			3,225	440,282

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,225	107.7320	142.21	458,627	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2024 Heated Area: 2719 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			440,282
TOTAL MARKET OB/XF VALUE			4,662
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			529,944
SOH/AGL Deduction			16,690
ASSESSED VALUE			513,254
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			462,532
TOTAL JUST VALUE			529,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162054	CO ISSUED	0	01/23/2017
B1632846	NEW CONSTR	343,742	08/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0618	9/15/2021	WD Q	Q	I	01	450,000
GRANTOR: FELSKA MARK C & GRAZI						
GRANTEE: ZABKO-POTOPOWICZ JE						
2141/1140	8/14/2017	WD Q	Q	I	01	335,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FELSKA MARK C & GRA						

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	0811	CONCRETE B	0	100	0	910.00	SF	5.20	5.20	100	2016	2016	3	95	4,495	
2	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2016	2016	3	95	167	
TOTAL OB/XF 4,662																

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

BUILDING NOTES	
33725 IVY PARKE PL, FERNANDINA BEACH	

LAND DESCRIPTION		TOTAL OB/XF 4,662																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							