



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,597	100	2005	2,597	291,344
FGR	420	55	2005	231	25,915
FOP	40	30	2005	12	1,346
FSP	264	40	2005	106	11,892
TOTALS	3,321			2,946	330,497

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	0	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,946	89.6760	124.65	367,219	2005	2005	0	0	0	10.00	90.00		
1 SNGL FAM 0% - 2026 Heated Area: 2597 HX Base Yr														

33034 SUNNY PARKE CIR, FERNANDINA BEACH														
BLD DATE 04/23/2025 MLU														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1 4
VALUATION BY														STANDARD
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE														330,497
TOTAL MARKET OB/XF VALUE														3,045
TOTAL LAND VALUE - MARKET														85,000
TOTAL MARKET VALUE														418,542
SOH/AGL Deduction														0
ASSESSED VALUE														418,542
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														418,542
TOTAL JUST VALUE														418,542
NCON VALUE														0
INCOME VALUE														0
PREVIOUS YEAR MKT VALUE														444,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413099	NEW CONSTR	0	01/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2859/1424	4/07/2026	FJ U	I	I	11	0			
GRANTOR: WALDROP KATHLEEN FRAN									
GRANTEE: WALDROP LOGAN GLENN									
2457/1193	4/14/2021	QC U	I	I	11	100			
GRANTOR: WALDROP TRUST									
GRANTEE: WALDROP KATHLEEN FR									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2005] W17 FSP=[YR=2005] W33 S8 E33 N8 \$ S8 W46 S48 E13 N9 E10 FOP=[YR=2005] S5 E8 N5 W8 \$ E8 S5 E11 FGR=[YR=2005] S7 E21 N20 W21 S13 \$ N13 E21 N39 \$.														