LOT 16
IN OR 2036/645
FLORA PARKE #3 PB 6/402

JENKINS GREGORY J & PAMELA J
33106 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

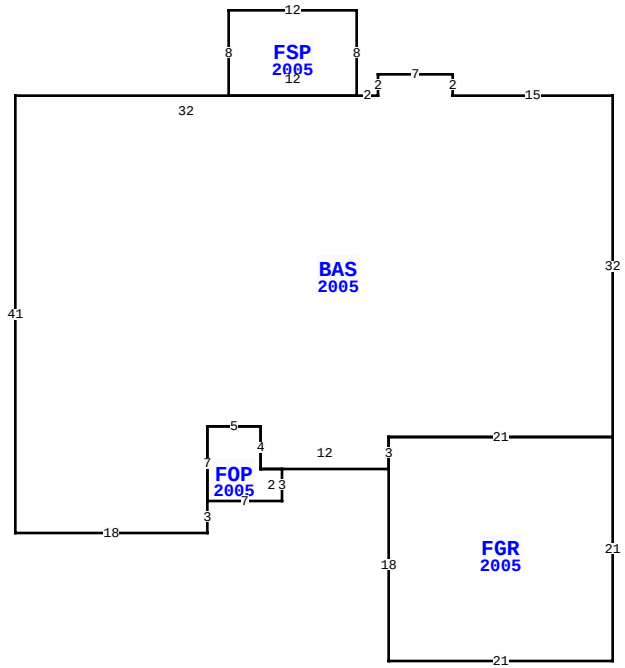
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,999	100	2005	1,999	246,819
FGR	441	55	2005	243	30,003
FOP	41	30	2005	12	1,481
FSP	96	40	2005	38	4,692
TOTALS	2,577			2,292	282,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	98.6958	137.19	314,439	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2018 Heated Area: 1999 HX Base Yr 2018



33106 SUNNY PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,995
TOTAL MARKET OB/XF VALUE		57,954
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		425,949
SOH/AGL Deduction		153,624
ASSESSED VALUE		272,325
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,914
TOTAL JUST VALUE		425,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170545	SCRN ENCLRSE	18,816	01/26/2017
B1633491	SWIM POOL	27,100	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/0645	3/18/2016	WD	Q	I	01	237,500
GRANTOR: LUIGA GEORGE C						
GRANTEE: JENKINS GREGORY J &						
1999/0744	8/26/2015	SW	U	I	12	162,100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: LUIGA GEORGE C III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N2 W7 S2 W2 FSP=[YR=2005] N8 W12 S8 E12 $ W32 S41 E18 N3 FOP=[YR=2005] E7 N3 W2 N4 W5 S7 $ N7 E5 S4 E12 FGR=[YR=2005] S18 E21 N21 W21 S3 $ N3 E21 N32 $.

EXTRA FEATURES

LN	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	2005	2005	3	87	3,045	
2	0860	POOL/SPA	0	100	10	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
4	0911	SCRN RM A	0	100	0	0	588.00	SF	18.00	18.00	100	2017	2017	3	70	7,409	

LAND DESCRIPTION

TOTAL OB/XF 57,954

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS