

LOT 18
IN OR 1293/730
FLORA PARKE #3 PB 6/402

CARLSON MARY C
33142 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0018-0000



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

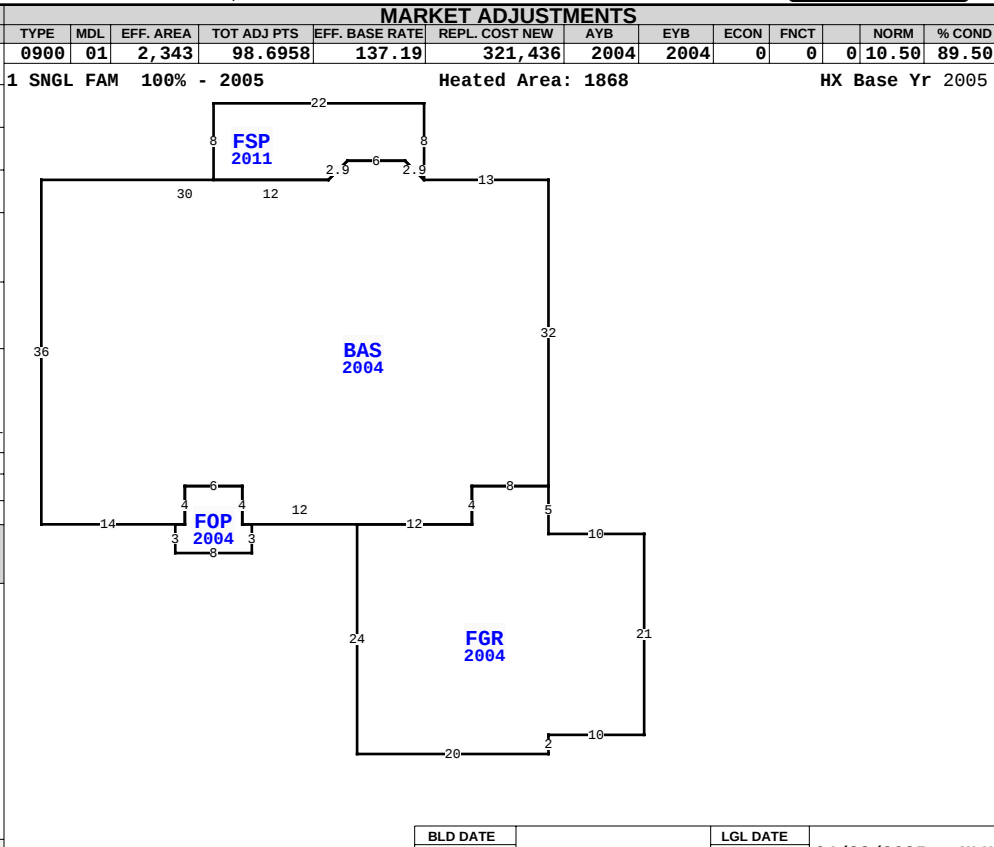
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2004	1,868	229,363
FGR	722	55	2004	397	48,745
FOP	48	30	2004	14	1,719
FSP	160	40	2011	64	7,858
TOTALS	2,798			2,343	287,685

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY DJA



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	287,685		
TOTAL MARKET OB/XF VALUE	3,010		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	375,695		
SOH/AGL Deduction	172,485		
ASSESSED VALUE	203,210		
TOTAL EXEMPTION VALUE	HX HB SX 101,411		
BASE TAXABLE VALUE	101,799		
TOTAL JUST VALUE	375,695		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	396,659		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1293/0730	2/07/2005	WD	U	I	07
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: JOHNSON FLOYD W & M					
1271/0732	11/04/2004	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: JOHNSON FLOYD W & M					

BUILDING NOTES					

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2011] N8 W22 S8 E12 U2 R2 E6 D2 R2 \$ U2 L2 W6 D2 L2 W30 S36 E14 FOP=[YR=2004] S3 E8 N3 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E12 FGR=[YR=2004] S24 E20 N2 E10 N21W10 N5 W8 S4 W12\$ E12 N4 E8 N32\$.

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