

LOT 20
IN OR 1993/714
FLORA PARKE #3 PB 6/402

SMITH CHARLES B &/O'DONNELL MARY CATHERINE
O'DONNELL MARY CATHERINE (H&W), 33172 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0020-0000



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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
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NEIGHBORHOOD/LOC	4041.00
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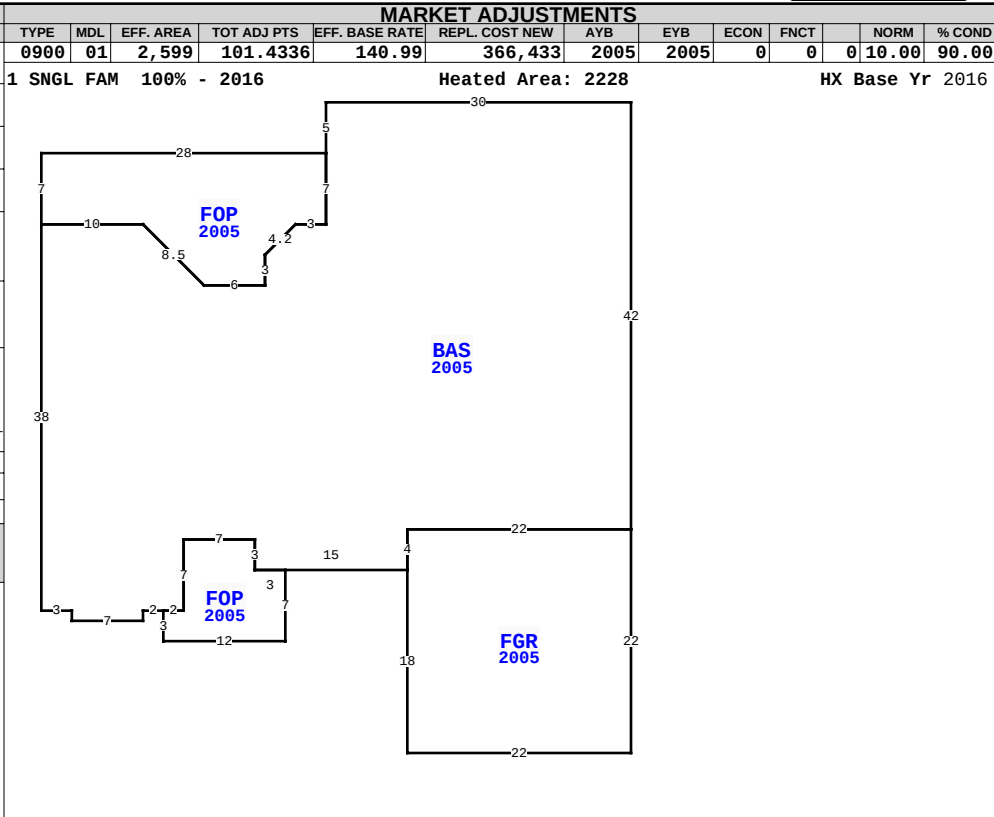
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2005	2,228	282,713
FGR	484	55	2005	266	33,753
FOP	97	30	2005	29	3,680
FOP	255	30	2005	76	9,644

TOTALS	3,064			2,599	329,790
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	34	25	850.00	SF	18.00
4	0860	POOL/SPA	0	100	13	0	1.00	UT	50,000.00

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	01/01/2023	BY	CD
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33172 SUNNY PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0911	SCRN RM A	0	100	34	25	850.00	SF	18.00	18.00	100	2006	2006	3	22	3,366	
4	0860	POOL/SPA	0	100	13	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

TOTAL OB/XF													48,911		
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			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00				

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				329,790	
TOTAL MARKET OB/XF VALUE				48,911	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				463,701	
SOH/AGL Deduction				207,796	
ASSESSED VALUE				255,905	
TOTAL EXEMPTION VALUE		HX HB VX		56,411	
BASE TAXABLE VALUE				199,494	
TOTAL JUST VALUE				463,701	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				459,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617140	SWIM POOL	25,200	01/01/2005
B13566	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1993/0714	7/22/2015	WD Q	I	I	01
GRANTOR: OSBORNE CLYDE A & TRA					SALE PRICE
GRANTEE: SMITH CHARLES B & M					310,000
1784/1640	3/15/2012	WD Q	I	I	02
GRANTOR: *CONFIDENTIAL*					243,900
GRANTEE: *CONFIDENTIAL*					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W30 S5 FOP=[YR=2005] W28 S7 E10 D6 R6 E6 N3 U3 R3 E3 N7 \$ S7 W3 D3 L3 S3 W6 U6 L6 W10 S38 E3 S1 E7 N1 E2 FOP=[YR=2005] S3 E12 N7 W3 N3 W7 S7 W2 \$ E2 N7 E7 S3 E15 FGR=[YR=2005] S18 E22 N22 W22 S4 \$ N4 E22 N42 \$.									