

LOT 23  
IN OR 1305/134  
FLORA PARKE #3 PB 6/402

AMOS ROBERT L & LORI M  
33224 SUNNY PARKE CIRCLE  
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0023-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 90  |
| Exterior Wall            | 21  | STONE 10       |
| Roof Structure           | 08  | IRREGULAR 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                | 4   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| 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       | 2,599            | 100         | 2005 | 2,599        | 303,943              |
| FGR       | 483              | 55          | 2005 | 266          | 31,108               |
| FOP       | 40               | 30          | 2005 | 12           | 1,403                |
| FOP       | 232              | 30          | 2005 | 70           | 8,186                |
| FUS       | 546              | 100         | 2005 | 546          | 63,852               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,900 |  |  | 3,493 | 408,492 |
|--------|-------|--|--|-------|---------|

| 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  |
| 5              | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00     | UT | 50,000.00 |
| 6              | 0912       | SCRN RM G   | 0   | 100 | 0 | 0 | 1,040.00 | SF | 21.00     |

| 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 | 02/20/2025 | BY | NWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |      |        |       |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900                                                     | 01  | 3,493     | 93.4812     | 129.94         | 453,880        | 2005 | 2005 | 0    | 0    | 0    | 10.00  | 90.00 |
| 1 SNGL FAM 100% - 2006 Heated Area: 3145 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |      |        |       |
|                                                          |     |           |             |                |                |      |      |      |      |      |        |       |

|                                         |          |           |            |     |
|-----------------------------------------|----------|-----------|------------|-----|
| 33224 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           |       |
| 5   | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00     | UT | 50,000.00 | 50,000.00      | 100       | 2024    | 2023        | 04 | 100    | 50,000          |       |
| 6   | 0912       | SCRN RM G   | 0   | 100 | 0 | 0 | 1,040.00 | SF | 21.00     | 21.00          | 100       | 2024    | 2023        |    | 93     | 20,311          |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 73,356    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | 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 |
| 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     |

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

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 408,492     |        |
| TOTAL MARKET OB/XF VALUE  |  | 73,356      |        |
| TOTAL LAND VALUE - MARKET |  | 85,000      |        |
| TOTAL MARKET VALUE        |  | 566,848     |        |
| SOH/AGL Deduction         |  | 234,512     |        |
| ASSESSED VALUE            |  | 332,336     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 51,411 |
| BASE TAXABLE VALUE        |  | 280,925     |        |
| TOTAL JUST VALUE          |  | 566,848     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 585,470     |        |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| B240001047 | POOL SCREEN ENCLD | 19,519 | 01/26/2024 |
| B230008819 |                   | 74,206 | 07/11/2023 |
| 21016785   | ROOF              | 33,324 | 12/03/2021 |
| R07285     | REPAIR/RRF        | 5,000  | 02/01/2005 |
| B13826     | NEW CONSTR        | 0      | 01/01/2005 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1305/0134                      | 3/29/2005 | WD        | Q   | I   |            |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     | SALE PRICE |
| GRANTEE: AMOS ROBERT L & LOR   |           |           |     |     | 294,300    |
| 1257/1148                      | 9/08/2004 | WD        | U   | V   | 19         |
| GRANTOR: FLORA PARKE DEVELOPME |           |           |     |     | 53,000     |
| GRANTEE: SEDA CONSTRUCTION C   |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W11 FOP=[YR=2005] N4 W32 S4 E2 S2 E24 N2 E2 N2 E2\$ W2 S2 W2 S2 W24 N2 W2 N2 W10 S53 E10 FOP=[YR=2005] S4 E10 N4 W10\$ E20 FGR=[YR=2005] S23 E21 N23 W21\$ E21 N53\$ PTR=E15 FUS=[YR=2005] E4 N17 E16 S28 W11 S6 W9 N17\$ W15 \$ . |  |  |  |  |  |  |  |  |  |