LOT 24
IN OR 1344/539
FLORA PARKE #3 PB 6/402

ELLIOTT MARC & LAKSANA T
33244 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0024-0000

BUILDING CHARACTERISTICS

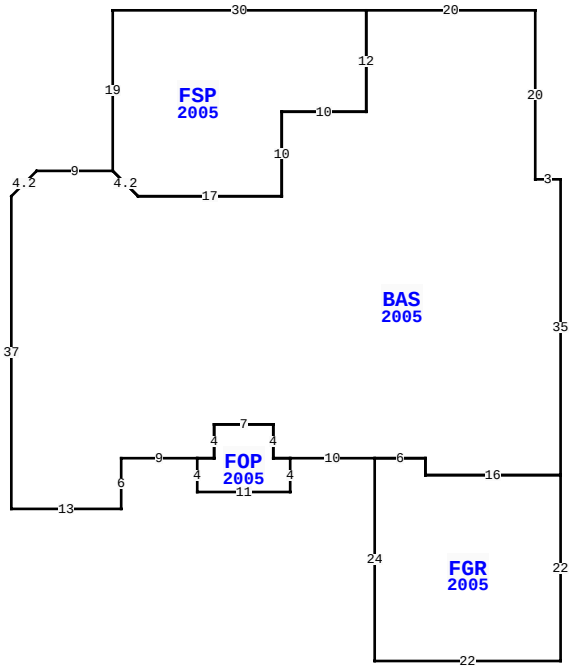
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,679	100	2005	2,679	310,791
FGR	496	55	2005	273	31,671
FOP	72	30	2005	22	2,552
FSP	556	40	2005	222	25,754
TOTALS	3,803			3,196	370,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,196	92.7360	128.90	411,964	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2024 Heated Area: 2679 HX Base Yr



33244 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		370,768
TOTAL MARKET OB/XF VALUE		69,686
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		525,454
SOH/AGL Deduction		0
ASSESSED VALUE		525,454
TOTAL EXEMPTION VALUE	13	525,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		525,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108995	ROOF	24,332	07/09/2021
B2107620	SCRN POOL ENCL	29,409	06/11/2021
B2104684	SWIM POOL	64,732	04/15/2021
B16266	NEW CONSTR	11,000	10/01/2005
E14815	NEW CONSTR	2,000	04/01/2005
N09631	H/AC	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0539	8/23/2005	WD	Q	I		291,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELLIOTT MARC & LAKS						
1299/1572	3/04/2005	WD	U	V	19	49,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W3 N20 W20 S12 W10 S10 W17 U3L3 W9
D3L3 S37 E13 N6 E9 E2 N4 E7 S4 E2 E10 E6 S2 E16 N35 $
FSP=[YR=2005;ORIG=-23,-20] W30 S19 D3R3 E17 N10 E10 N12 $
FGR=[YR=2005;ORIG=-22,33] S24 E22 N22 W16 N2 W6 $
FOP=[YR=2005;ORIG=-43,33] S4 E11 N4 W2 N4 W7 S4 W2 $
.

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	
5	0911	SCRN RM A	0	100	0	0	1,075.00	SF	18.00	18.00	100	2021	2021	3	86	16,641	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 69,686

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