LOT 25-A
IN OR 1815/241
FLORA PARKE #3 PB 6/402

**KING CHARLES D JR & MARITESS C**
33276 SUNNY PARKE CR
FERNANDINA BEACH, FL 32034

**2026**

**25-2N-28-0551-0025-00A0**

## BUILDING CHARACTERISTICS

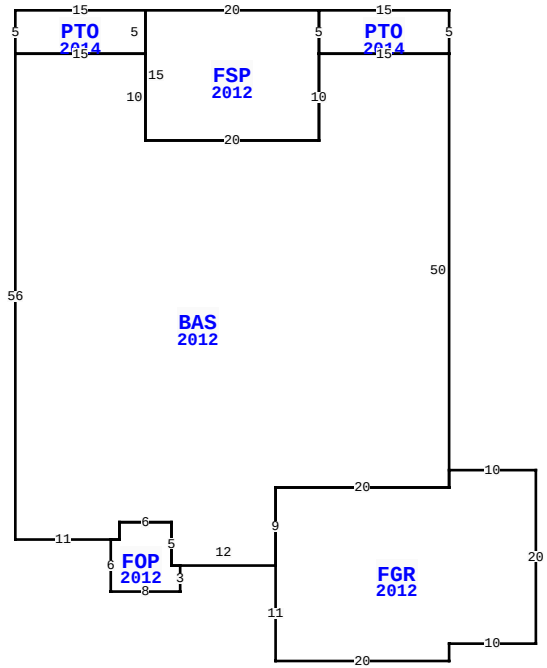
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,504 | 100 | 2012 | 2,504 | 314,405 |
| FGR | 600 | 55 | 2012 | 330 | 41,435 |
| FOP | 57 | 30 | 2012 | 17 | 2,135 |
| FSP | 300 | 40 | 2012 | 120 | 15,068 |
| PTO | 75 | 5 | 2014 | 4 | 502 |
| PTO | 75 | 5 | 2014 | 4 | 502 |
| TOTALS | 3,611 | | | 2,979 | 374,047 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,979 | 96.6132 | 134.29 | 400,050 | 2012 | 2012 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM 100% - 2013 Heated Area: 2504 HX Base Yr 2013




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

33276 SUNNY PARKE CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 374,047 |
| TOTAL MARKET OB/XF VALUE | | 68,934 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 527,981 |
| SOH/AGL Deduction | | 202,293 |
| ASSESSED VALUE | | 325,688 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 269,277 |
| TOTAL JUST VALUE | | 527,981 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 557,721 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1704317 | SCRNROOM | 36,576 | 07/13/2017 |
| B1703502 | SWIM POOL | 59,040 | 06/01/2017 |
| B1428251 | ADDITION | 2,700 | 01/01/2014 |
| B25865 | CO ISSUED | 0 | 08/31/2012 |
| B26383 | REMODEL | 1,000 | 08/01/2012 |
| E25083 | ELEC OTHER | 0 | 05/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1815/0241 | 9/07/2012 | WD | Q | I | 01 | 277,800 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: KING CHARLES D JR & | | | | | | |
| 1787/0738 | 3/27/2012 | TD | U | V | 30 | 22,200 |
| GRANTOR: CARPENTER KATIE TRUST | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2014] N5 W15 S5 E15$ BAS=[YR=2012] W15 FSP=[YR=2012] N5 W20 S15 E20 N10 $ S10 W20 N10 PTO=[YR=2014] N5 W15 S5 E15 $ W15 S56 E11 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E12 FGR=[YR=2012] S11 E20 N2 E10 N20 W10 S2 W20 S9 $ N9 E20 N50$.

## 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 | 2012 | 2012 | 3 | 94 | 3,290 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,440.00 | SF | 18.00 | 18.00 | 100 | 2017 | 2017 | 3 | 70 | 18,144 | |
| 6 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2017 | 2017 | 04 | 95 | 47,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 68,934

| 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS