

LOT 27
IN OR 2211/1987
FLORA PARKE #3 PB 6/402

HENKA MATTHEW J & SHAUNA M
33310 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0027-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,661	100	2005	1,661	193,037
FGR	484	55	2005	266	30,914
FOP	40	30	2005	12	1,395
FSP	264	40	2005	106	12,319
FUS	1,063	100	2005	1,063	123,539
TOTALS	3,512			3,108	361,202

EXTRA FEATURES

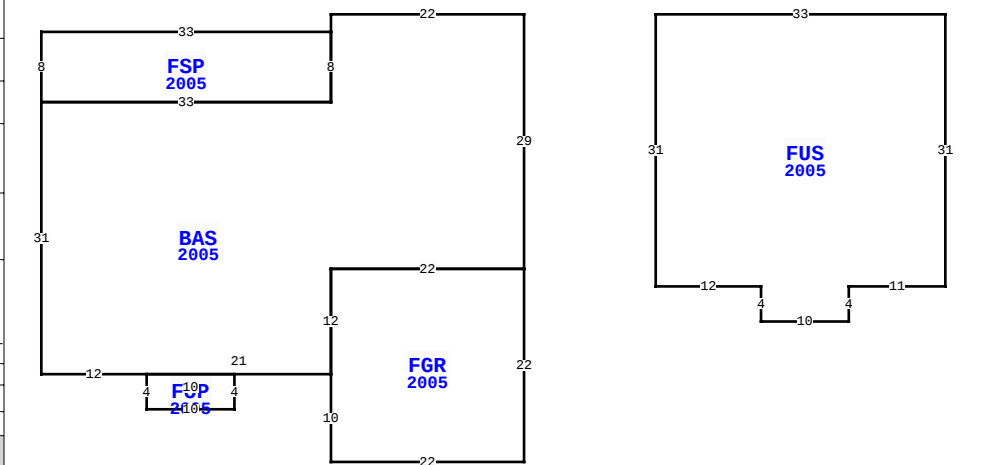
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0911	SCRN RM A	0	100	0	0	825.00	SF	18.00	18.00	100	2005	2005	3	21	3,119	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION

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	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,108	92.9016	129.13	401,336	2005	2005	0	0	0 10.00	90.00
1 SNGL FAM 100% - 2020 Heated Area: 2724 HX Base Yr 2020											



BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

33310 SUNNY PARKE CIR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF 48,664																
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
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
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LAND DESCRIPTION

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	

REVIEW DATE 01/01/2023 BY CD

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,202
TOTAL MARKET OB/XF VALUE		48,664
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		494,866
SOH/AGL Deduction		172,504
ASSESSED VALUE		322,362
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,951
TOTAL JUST VALUE		494,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,939

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112592	(24) WINDOWS	26,990	09/20/2021
M2003834	H/AC	0	05/01/2020
B17588	REMODEL	4,800	10/31/2006
B0516830	SWIM POOL	34,000	01/01/2005
B13922	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1987	7/20/2018	WD	Q	I	01	328,000

GRANTOR: GILLESPIE STEPHEN M &

GRANTEE: HENKA MATTHEW J &

1322/0431 6/03/2005 WD Q I 288,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GILLESPIE STEPHEN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S2 FSP=[YR=2005] W33 S8 E33 N8\$ S8 W33
S31 E12 FOP=[YR=2005] S4 E10 N4 W10 \$ E21 FGR=[YR=2005] S10
E22 N22 W22 S12 \$ N12 E22 N29 \$ PTR= E15 FUS=[YR=2005] E33
S31 W11 S4 W10 N4 W12 N31 \$ W15\$.

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