LOT 30
IN OR 1381/1900
FLORA PARKE #3 PB 6/402

KRUIDBOS BERNARD
95071 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0030-0000

BUILDING CHARACTERISTICS

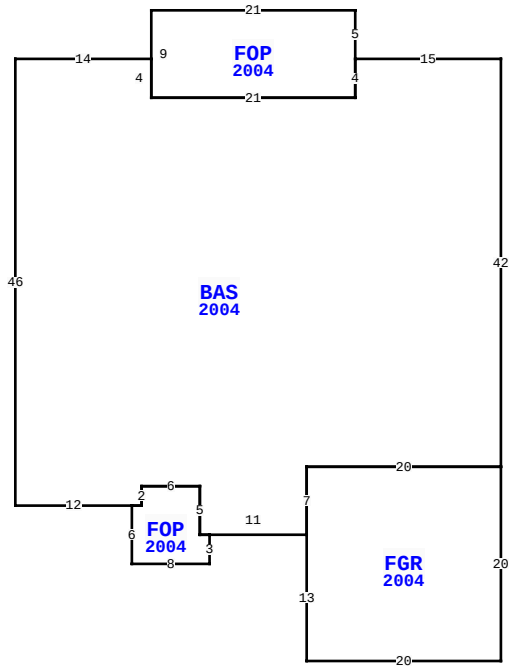
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100	2004	2,157	259,210
FGR	400	55	2004	220	26,437
FOP	57	30	2004	17	2,043
FOP	189	30	2004	57	6,849
TOTALS	2,803			2,451	294,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	96.5952	134.27	329,096	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 2157 HX Base Yr



33380 SUNNY PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	294,541
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	382,551
SOH/AGL Deduction	4,843
ASSESSED VALUE	377,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,708
TOTAL JUST VALUE	382,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1802071	REPAIR/RRF	13,800	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1900	1/17/2006	QC	Q	I	06	100
GRANTOR: KRUIDBOS MARCIA E						
GRANTEE: KRUIDBOS BERNARD						
1275/0542	11/18/2004	WD	Q	I		227,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KRUIDBOS MARCIA E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N5 W21 S9 E21 N4$ S4 W21 N4 W14 S46 E12 FOP=[YR=2004] S6 E8 N3 W1 N5 W6 S2 W1$ E1 N2 E6 S5 E11 FGR=[YR=2004] S13 E20 N20 W20 S7$ N7 E20 N42 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0		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 DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS