LOT 32
FLORA PARKE #3 PB 6/402

WISHART ROMAINE/CATUSI CARLEEN
33410 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0032-0000

BUILDING CHARACTERISTICS

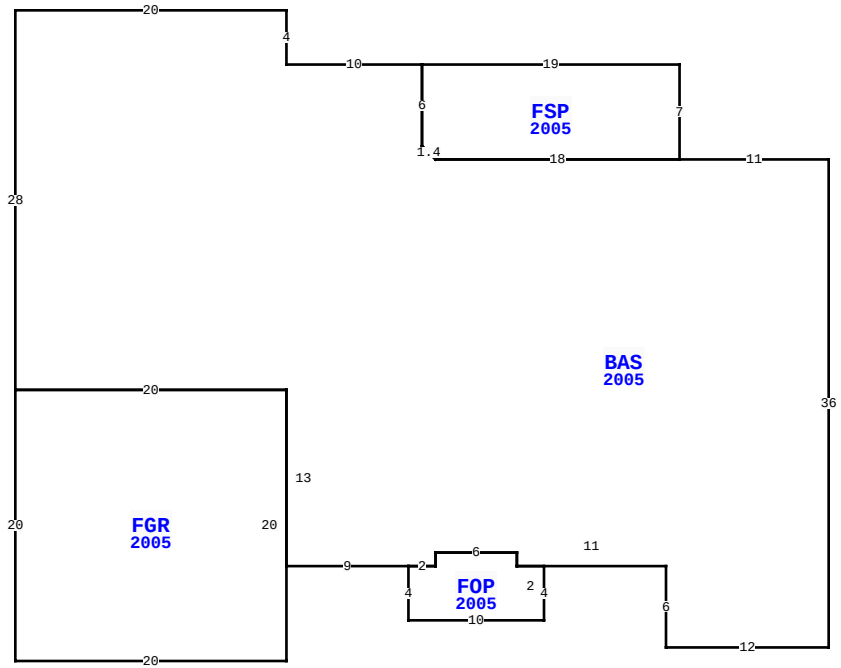
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,897	100	2005	1,897	236,939
FGR	400	55	2005	220	27,479
FOP	46	30	2005	14	1,749
FSP	133	40	2005	53	6,620
TOTALS	2,476			2,184	272,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	99.8424	138.78	303,096	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 2026 Heated Area: 1897 HX Base Yr



33410 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	272,786
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	360,831
SOH/AGL Deduction	0
ASSESSED VALUE	360,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,831
TOTAL JUST VALUE	360,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001188	WINDOWS	17,822	02/02/2022
R1802075	REPAIR/RRF	13,224	04/01/2018
M1217703	H/AC	0	10/01/2012
B0414258	NEW CONSTR	138,103	12/01/2004
E0414110	ELEC OTHER	2,000	12/01/2004
M0409084	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1342	5/20/2025	WD	Q	I	01	427,500
GRANTOR: VOGELPOHL GLENDA						
GRANTEE: WISHART ROMAINE						
2618/1759	2/07/2023	LE	U	I	11	100
GRANTOR: VOGELPOHL GLENDA						
GRANTEE: PRICE CHRISTINE DUV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FSP=[YR=2005] N7 W19 S6 R1 D1 E18 $ W18 U1 L1 N6 W10 N4 W20 S28 FGR=[YR=2005] S20 E20 N20 W20 $ E20 S13 E9 FOP=[YR=2005] S4 E10 N4 W2 N1 W6 S1 W2 $ E2 N1 E6 S1 E11 S6 E12 N36 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS