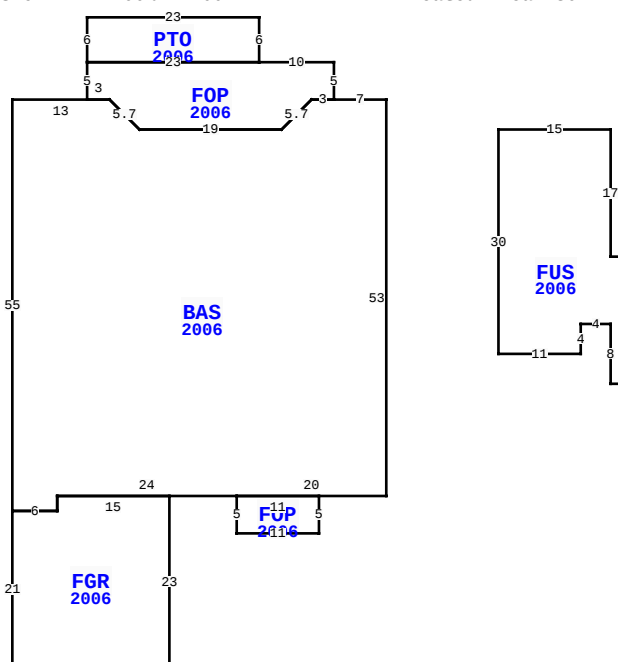


MENEFEE DOUGLAS H & SANDRA L
33059 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0063-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																			
Exterior Wall		16	WD FR STUC 100							0900	01	3,431	94.3092	131.09	449,770	2006	2006	0	0	0	0	9.50	90.50																			
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM 100% - 2007										Heated Area: 3072 HX Base Yr 2007																						
Roof Cover		03	COMP SHNGL 100																																							
Interior Wall		05	DRYWALL 100																																							
Interior Floor		14	CARPET 70																																							
Interior Floor		11	CLAY TILE 30																																							
Air Condition		03	CENTRAL 100																																							
Heating Type		04	AIR DUCTED 100																																							
Bedrooms			5 100																																							
Bathrooms			4 100																																							
Frame		02	WOOD FRAME 100																																							
Stories		1.5	1.5 100																																							
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	2,570	100	2006	2,570	304,895																																					
FGR	471	55	2006	259	30,727																																					
FOP	55	30	2006	16	1,898																																					
FOP	257	30	2006	77	9,135																																					
FUS	502	100	2006	502	59,555																																					
PTO	138	5	2006	7	831																																					
TOTALS		3,993			3,431	407,042																																				
EXTRA FEATURES										33059 SUNNY PARKE CIR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE																						
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	LGL DATE LAND DATE AG DATE																									
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760		04/23/2025 MLU																								
																		BUILDING NOTES																								
																		BUILDING DIMENSIONS																								
																		BAS=[YR=2006] N53 W7 FOP=[YR=2006] N5 W10 PTO=[YR=2006] N6 W23 S6 E23\$W23S5E3 R4 D4 E19 U4 R4 E3\$ W3 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2006] S21 E21 N23 W15 S2 W6\$E6 N2 E24 FOP=[YR=2006] S5 E11 N5 W11\$E20\$ PTR=N49E15 FUS=[YR=2006] E15 S17 E4 S17 W4 N8 W4 S4 W11 N30\$ W15 S49\$.																								
																		LAND DESCRIPTION										TOTAL OB/XF 1,760														
																		L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																			