LOT 66
IN OR 2153/550
FLORA PARKE #3 PB 6/402

HERNANDEZ TONY CATARINO & MEGAN
33107 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0066-0000

BUILDING CHARACTERISTICS

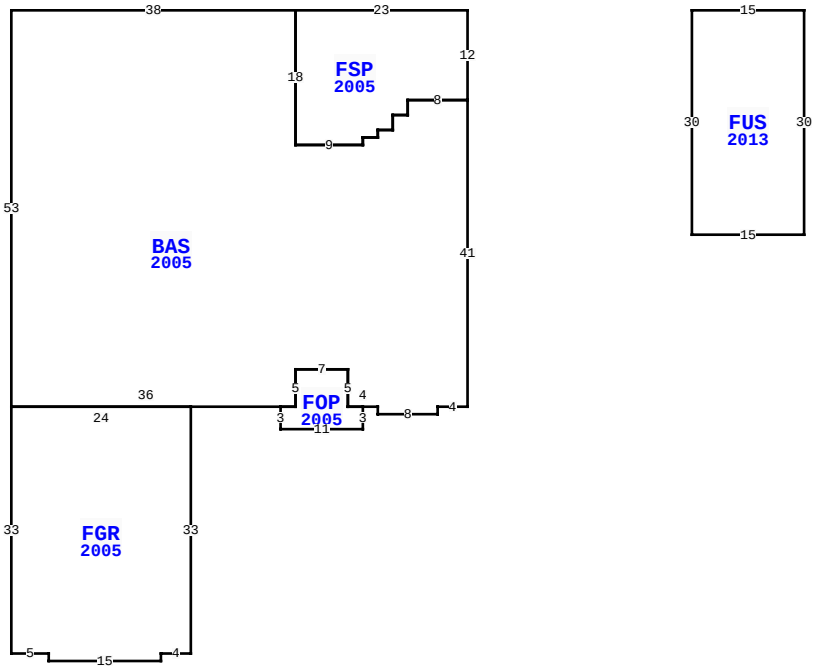
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,854	100	2005	2,854	320,923
FGR	807	55	2005	444	49,926
FOP	68	30	2005	20	2,249
FSP	352	40	2005	141	15,855
FUS	450	100	2013	450	50,601
TOTALS	4,531			3,909	439,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,909	95.1750	132.29	517,122	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2018 Heated Area: 3304 HX Base Yr 2018



33107 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	
3	0912	SCRN RM G	0	100	0	0	646.00	SF	21.00	21.00	100	2024	2023		93	12,616	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	439,554
TOTAL MARKET OB/XF VALUE	14,356
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	538,910
SOH/AGL Deduction	161,634
ASSESSED VALUE	377,276
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	325,865
TOTAL JUST VALUE	538,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009873	SCRN ENCL	13,500	08/01/2023
B1901574	SOLAR PANELS	26,122	03/01/2019
B13707	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0550	10/13/2017	WD	Q	I	01	407,000
GRANTOR: BROOKS MICHAEL J & JE						
GRANTEE: HERNANDEZ TONY CATA						
1989/1797	6/24/2015	WD	Q	I	01	353,000
GRANTOR: SHEPPERD ROY & JOYCE						
GRANTEE: BROOKS MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W23 BAS=[YR=2005] W38 S53 FGR=[YR=2005] S33 E5 S1 E15 N1 E4 N33 W24$ E 36 FOP=[YR=2005] S3 E11 N3 W2 N5 W7 S5 W2 $ E2 N5 E7 S5 E4 S1 E8 N1 E4 N41 W8 S2 W2 S2 W2 S1 W2 S1 W9N18 $ S18 E9 N1 E2 N1 E2 N2 E2 N2 E8 N12 $ PTR= E30 FUS=[YR=2013] E15 S30 W15 N30 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 14,356

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	000134	C	RES POND	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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS