



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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	2,609	100	2005	2,609	305,088
FGR	473	55	2005	260	30,404
FOP	40	30	2005	12	1,403
FOP	232	30	2005	70	8,186
FUS	566	100	2005	566	66,186

TOTALS	3,920			3,517	411,268
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	100	0	0	1,334.00	SF	18.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,517	93.4740	129.93	456,964	2005	2005	0	0	10.00	90.00
1 SNGL FAM 100% - 2016 Heated Area: 3175 HX Base Yr 2016											
33161 SUNNY PARKE CIR, FERNANDINA BEACH											
BLD DATE: 04/08/2026 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				411,268	
TOTAL MARKET OB/XF VALUE				64,848	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				561,116	
SOH/AGL Deduction				174,195	
ASSESSED VALUE				386,921	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				335,510	
TOTAL JUST VALUE				561,116	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				586,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631825	SCRN ENCL	9,000	02/01/2016
B1531607	SWIM POOL	50,000	12/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2862/210	4/20/2026	WD	U	I	11
GRANTOR: HERUM AARON					
GRANTEE: HERUM FAMILY TRUST					
2001/0260	8/28/2015	WD	Q	I	02
GRANTOR: GOSHERT RAYMOND & MIC					
GRANTEE: HERUM AARON & HEATH					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W8 FOP=[YR=2005] N4 W32 S4 E2 S2 E2S2 E24 N2 E2 N2 E2\$ W2 S2 W2 S2 W24 N2 W2 N2 W13 S53 FGR=[YR=2005] S23 E21 N23 W9 S2 W5 N2 W7\$ E7 S2 E5 N2 E19 FOP=[YR=2005] S4 E10 N4 W10\$ E20 N53 \$ PTR=E15 FUS=[YR=2005] E16 S17 E4 S18 W9 N6 W11 N29\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF 64,848									
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
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		