LOT 71
FLORA PARKE #3 PB 6/402

MCHUGH DEMITRIUS R/RAUH JUDITH MCHUGH ET AL
33209 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

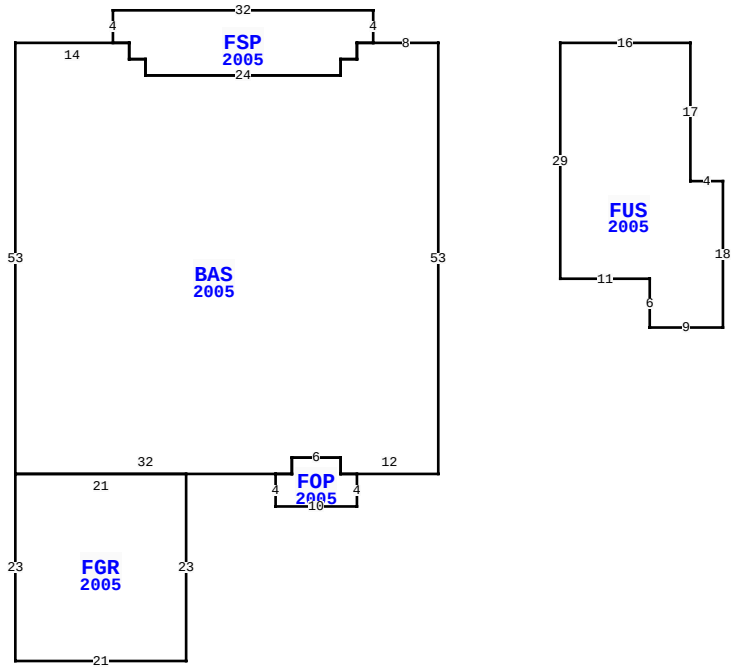
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,640	100	2005	2,640	316,744
FGR	483	55	2005	266	31,914
FOP	52	30	2005	16	1,920
FSP	232	40	2005	93	11,158
FUS	566	100	2005	566	67,908
TOTALS	3,973			3,581	429,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,581	95.9040	133.31	477,383	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2022 Heated Area: 3206 HX Base Yr 2022



33209 SUNNY PARKE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,645
TOTAL MARKET OB/XF VALUE		46,809
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		561,454
SOH/AGL Deduction		115,035
ASSESSED VALUE		446,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,008
TOTAL JUST VALUE		561,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000695	REPAIR/RRF	24,800	01/12/2022
B0617248	SCRN RM	10,140	12/01/2006
E16361	ELEC OTHER	600	12/01/2005
E14814	ELEC OTHER	2,000	04/01/2005
M09632	MECH OTHER	0	04/01/2005
B14864	NEW CONSTR	215,690	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1048	12/22/2020	TD	U	I	11	100
GRANTOR: MCHUGH KARIN LIVING T						
GRANTEE: MIGALA MCHUGH JENNI						
1546/0763	1/15/2008	QC	U	I	18	100
GRANTOR: MCHUGH KARIN M						
GRANTEE: MCHUGH KARIN M L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 FSP=[YR=2005] N4 W32 S4 E2 S2 E2 S2 E24 N2 E2 N2 E2$ W2 S2 W2 S2 W24 N2 W2 N2 W14 S53 FGR=[YR=2005] S23 E21 N23 W21$ E32 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N53$ PTR=E15 FUS=[YR=2005] E16 S17 E4 S18 W9 N6 W11 N29$ W15$.

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
2	0860	POOL/SPA	0	100	12	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
3	0911	SCRN RM A	0	100	0	0	1,140.00	SF	18.00	18.00	100	2005	2005	3	21	4,309	

LAND DESCRIPTION

TOTAL OB/XF 46,809

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	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 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