LOT 72
IN OR 2215/1296
FLORA PARKE #3 PB 6/402

ROWLAND MARSHALL/BERNHARD DEBORAH
33243 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0072-0000

BUILDING CHARACTERISTICS

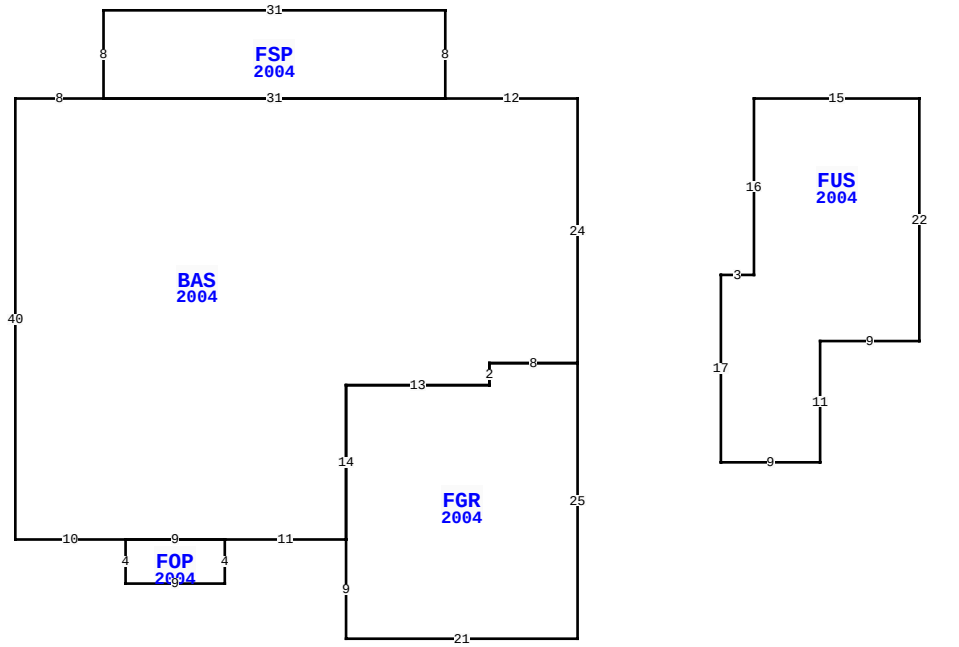
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,730	100	2004	1,730	211,799
FGR	499	55	2004	274	33,545
FOP	36	30	2004	11	1,347
FSP	248	40	2004	99	12,120
FUS	447	100	2004	447	54,725
TOTALS	2,960			2,561	313,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,561	98.4096	136.79	350,319	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2019 Heated Area: 2177 HX Base Yr 2019



33243 SUNNY PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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		313,536
TOTAL MARKET OB/XF VALUE		66,421
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		464,957
SOH/AGL Deduction		133,033
ASSESSED VALUE		331,924
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,513
TOTAL JUST VALUE		464,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008013	REMODEL KTA/BATH	50,000	07/21/2025
B2110561	REPAIR/RRF	28,864	09/01/2021
B204000	SCRN ENCLSR	28,786	05/27/2020
B2000256	SWIM POOL	58,149	03/12/2020
E0413990	ELEC OTHER	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1296	7/30/2018	SW	Q	I	01	281,000
GRANTOR: 33243 SUNNY PARKE CIR						
GRANTEE: ROWLAND MARSHALL &						
2191/0849	4/23/2018	CT	U	I	18	214,000
GRANTOR: CLERK OF COURT						
GRANTEE: 33243 SUNNY PARKE C						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
3	0911	SCRN RM A	0	100	0	0	1,078.00	SF	18.00	18.00	100	2020	2020	3	82	15,911	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W12 W31 W8 S40 E10 E9 E11 N14 E13 N2 E8 N24 $
FGR=[YR=2004;ORIG=-21,40] S9 E21 N25 W8 S2 W13 S14 $
FUS=[YR=2004;ORIG=13,16] E3 N16 E15 S22 W9 S11 W9 N17 $
FSP=[YR=2004;ORIG=-12,0] N8 W31 S8 E31 $
FOP=[YR=2004;ORIG=-41,40] S4 E9 N4 W9 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 66,421

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 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