LOT 73
IN OR 2129/916
FLORA PARKE #3 PB 6/402

ROBERTS JASON & ANNE
33281 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0073-0000

BUILDING CHARACTERISTICS

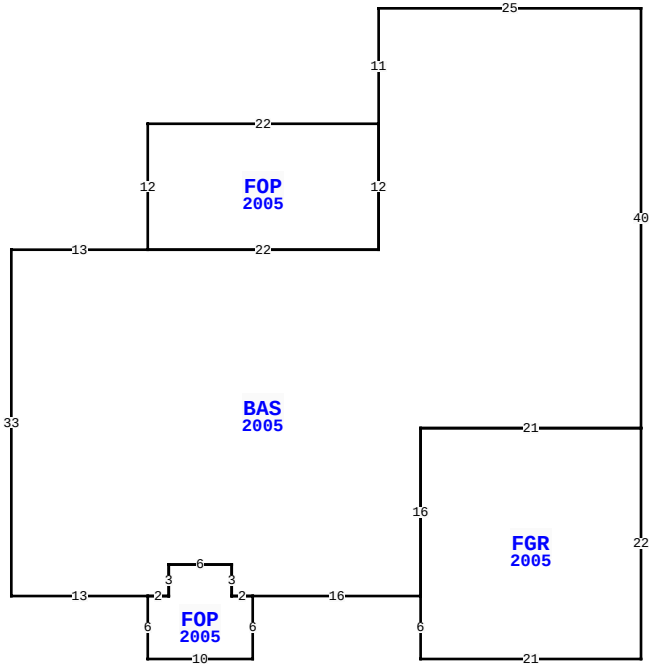
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,201	100	2005	2,201	272,156
FGR	462	55	2005	254	31,407
FOP	78	30	2005	23	2,844
FOP	264	30	2005	79	9,769
TOTALS	3,005			2,557	316,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,557	98.8416	137.39	351,306	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2018 Heated Area: 2201 HX Base Yr 2018



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

33281 SUNNY PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,175
TOTAL MARKET OB/XF VALUE		65,092
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		466,267
SOH/AGL Deduction		148,923
ASSESSED VALUE		317,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,933
TOTAL JUST VALUE		466,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901595	SCRN ENCLSRE	29,779	03/01/2019
B190392	SWIM POOL	42,716	02/01/2019
E14507	ELEC OTHER	2,000	03/01/2005
M09298	MECH OTHER	0	02/01/2005
P08997	OTHER	0	02/01/2005
B14448	NEW CONSTR	161,976	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0916	6/15/2017	WD	Q	I	01	264,000
GRANTOR: PADILLA CORNELIO B &						
GRANTEE: ROBERTS JASON & ANN						
1702/0404	9/08/2010	QC	U	I	11	100
GRANTOR: PADILLA MICHAEL B &						
GRANTEE: PADILLA CORNELIO B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W25 S11 S12 W22 W13 S33 E13 E2 N3 E6 S3 E2 E16 N16 E21 N40 $
FGR=[YR=2005;ORIG=-21,56] S6 E21 N22 W21 S16 $
FOP=[YR=2005;ORIG=-25,11] W22 S12 E22 N12 $
FOP=[YR=2005;ORIG=-47,56] S6 E10 N6 W2 N3 W6 S3 W2 $
.

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	0911	SCRN RM A	0	100	0	0	1,253.00	SF	18.00	18.00	100	2019	2019	3	78	17,592	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 65,092

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