

LOT 74
IN OR 1856/403
FLORA PARKE #3 PB 6/402

PENOR GRETA S
33309 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0074-0000



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	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

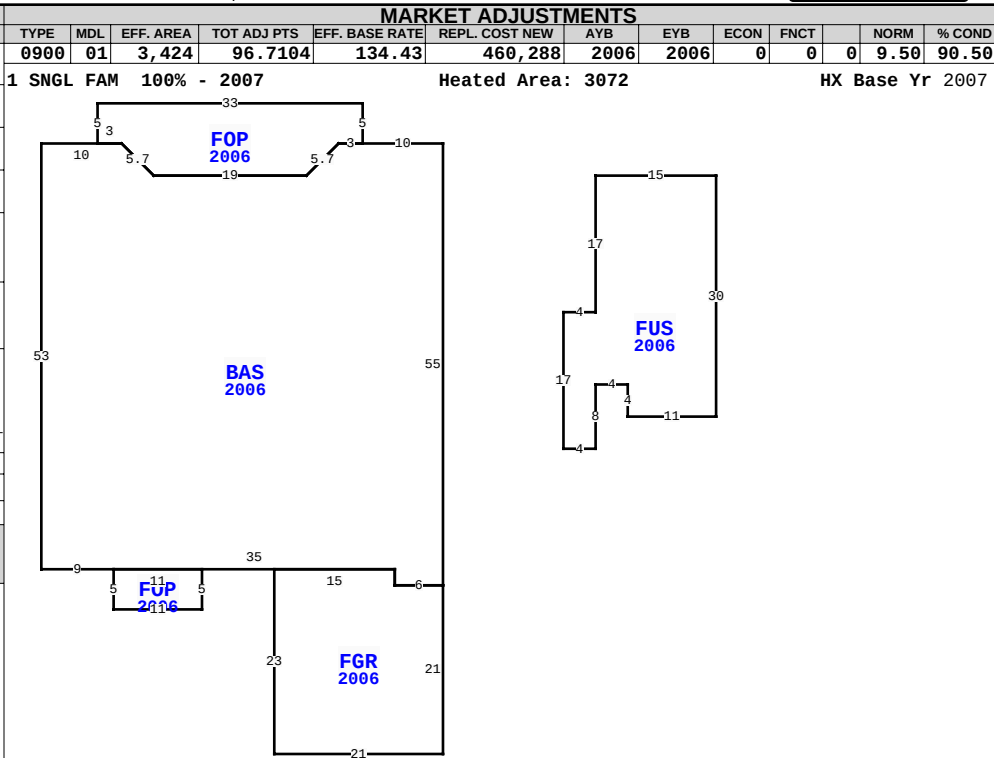
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	2,570	100	2006	2,570	312,664
FGR	471	55	2006	259	31,509
FOP	55	30	2006	16	1,947
FOP	257	30	2006	77	9,368
FUS	502	100	2006	502	61,073

TOTALS	3,855			3,424	416,561
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	18.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00



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

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
4	0911	SCRN RM A	0	100	0	0	1,240.00	SF	18.00	18.00	100	2011	2011	3	40	8,928	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

LAND DESCRIPTION										TOTAL OB/XF										55,688	
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	LA VA				
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					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		416,561	
TOTAL MARKET OB/XF VALUE		55,688	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		557,249	
SOH/AGL Deduction		245,148	
ASSESSED VALUE		312,161	
TOTAL EXEMPTION VALUE		HX HB VX	56,411
BASE TAXABLE VALUE		255,690	
TOTAL JUST VALUE		557,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		577,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005729	REPAIR/RRF	0	07/01/2020
B25221	ADDITION	21,263	10/01/2011
M10891	H/AC	0	01/01/2006
E16371	NEW CONSTR	2,000	12/01/2005
C16581	CO ISSUED	215,800	11/01/2005
R08565	REPAIR/RRF	2,800	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1856/0403	5/11/2013	QC	U	I	11	100	
GRANTOR: PENOR JOSEPH A JR							
GRANTEE: PENOR GRETA S C							
1418/1906	6/09/2006	WD	Q	I		361,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: PENOR GRETA S & JOS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 D4 R4 E19 R4 U4 E3\$W3 D4 L4 W19 U4 L4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11\$E35 S2 E6\$W6N2W15 S23 E21\$ PTR=N38E15 FUS=[YR=2006] N17E4 N17 E15 S30 W11 N4W4S8W4\$W15 S38\$.									