LOT 77
IN OR 2027/1009
FLORA PARKE #3 PB 6/402

BENESCH DAVID M REV TRUST/BENESCH DAVID M TRUSTEE
33361 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

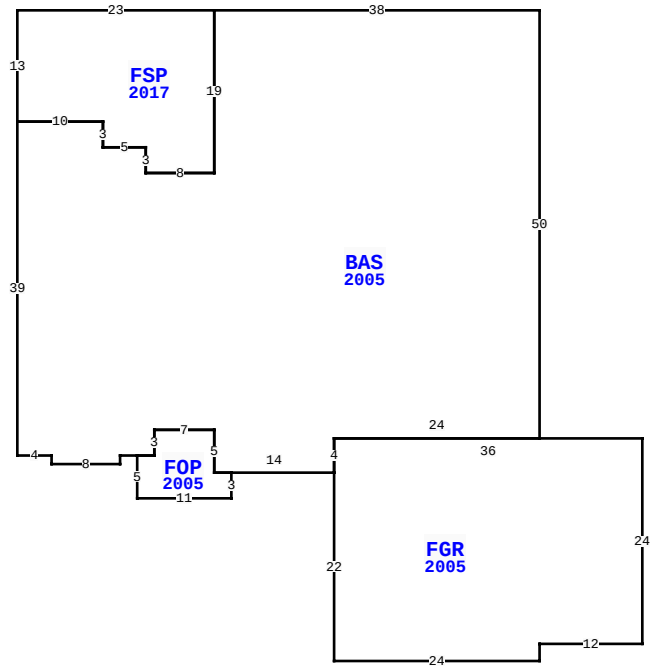
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,777	100	2005	2,777	314,601
FGR	912	55	2005	502	56,871
FOP	72	30	2005	22	2,492
FSP	362	40	2017	145	16,427
TOTALS	4,123			3,446	390,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,446	95.8824	133.28	459,283	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 0% - 0 Heated Area: 2777 HX Base Yr



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

33361 SUNNY PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	390,391
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	478,436
SOH/AGL Deduction	0
ASSESSED VALUE	478,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,436
TOTAL JUST VALUE	478,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	525,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001496	(3) WINDOWS	6,250	02/01/2020
B1803055	(6) WINDOWS	5,700	04/01/2018
E14811	ELEC OTHER	2,000	04/01/2005
M09635	MECH OTHER	0	04/01/2005
R07507	REPAIR/RRF	2,800	04/01/2005
P09352	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1009	11/23/2015	QC	U	I	11	100
GRANTOR: BENESCH DAVID M						
GRANTEE: DAVID M BENESCH REV						
1801/0668	7/06/2012	WD	Q	I	02	275,000
GRANTOR: WILSON BARBARA FOX						
GRANTEE: BENESCH DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W38 FSP=[YR=2017] W23 S13 E10 S3 E5 S3 E8 N19 $ S19 W8 N3 W5 N3 W10 S39 E4 S1 E8 N1 E2 FOP=[YR=2005] S5 E11 N3 W2 N5 W7 S3 W2 $ E2 N3 E7 S5 E14 FGR=[YR=2005] S22 E24 N2 E12 N24 W36 S4 $ N4 E24 N50 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS