

LOT 78  
IN OR 2138/1070  
FLORA PARKE #3 PB 6/402

BRASIER RICHARD L/ZOOLE MIRIAM L  
33379 SUNNY PARKE CIRCLE  
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0078-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 03 | GABLE/HIP 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                 | 4  | 100            |
| Bathrooms                | 2  | 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       | 2,282            | 100         | 2004 | 2,282        | 274,232              |
| FOP       | 74               | 30          | 2004 | 22           | 2,644                |
| FOP       | 441              | 30          | 2004 | 132          | 15,863               |
| FSP       | 192              | 40          | 2011 | 77           | 9,253                |
| TOTALS    | 2,989            |             |      | 2,513        | 301,992              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00  |
| 3              | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00     | UT | 50,000.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,470.00 | SF | 18.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | RES POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/31/2024 BY KBA

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                     | 01  | 2,513     | 96.5952     | 134.27         | 337,421        | 2004 | 2004 | 0    | 0    |
| 1 SNGL FAM 100% - 2018 Heated Area: 2282 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |
|                                                          |     |           |             |                |                |      |      |      |      |
| 33379 SUNNY PARKE CIR, FERNANDINA BEACH                  |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 69,032      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 69,032      |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1                        |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| STANDARD                           |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 301,992      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 69,032    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 85,000   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 456,024         |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 131,676          |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 324,348             |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 51,411 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 272,937         |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 456,024           |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 475,763    |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION  | AMT    | ISSUED     |
|------------|--------------|--------|------------|
| B1802261   | SCRN ENCLSRE | 37,475 | 04/01/2018 |
| B1802060   | SWIM POOL    | 54,478 | 02/27/2018 |
| R1707233   | REPAIR/RRF   | 14,774 | 11/01/2017 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2138/1070                      | 8/02/2017 | WD           | Q      | I      | 01        | 262,500       |  |
| GRANTOR: DUFFY ESTHER C SHEPHE |           |              |        |        |           |               |  |
| GRANTEE: BRASIER RICHARD L &   |           |              |        |        |           |               |  |
| 1291/0038                      | 1/27/2005 | WD           | Q      | I      |           | 241,400       |  |
| GRANTOR: SEDA CONSTRUCTION COM |           |              |        |        |           |               |  |
| GRANTEE: SHEPHERD ESTHER C     |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W15 FSP=[YR=2011] N4 W24 S8 E24 N4\$ S4 W24 N4 W15 S47 E12 FOP=[YR=2004] S6 E10 N4 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E13 FOP=[YR=2004] S11 E21 N21 W21 S10\$ N10 E21 N39\$ . |  |  |  |  |  |  |  |  |  |