LOT 80
IN OR 1953/1234
FLORA PARKE #3 PB 6/402

FROST ALMA J/DALTON JACQUELINE S
PO BOX 220
BRAZIL, IN 47834

**2026**

**25-2N-28-0551-0080-0000**

## NASSAU COUNTY PROPERTY



## 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 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

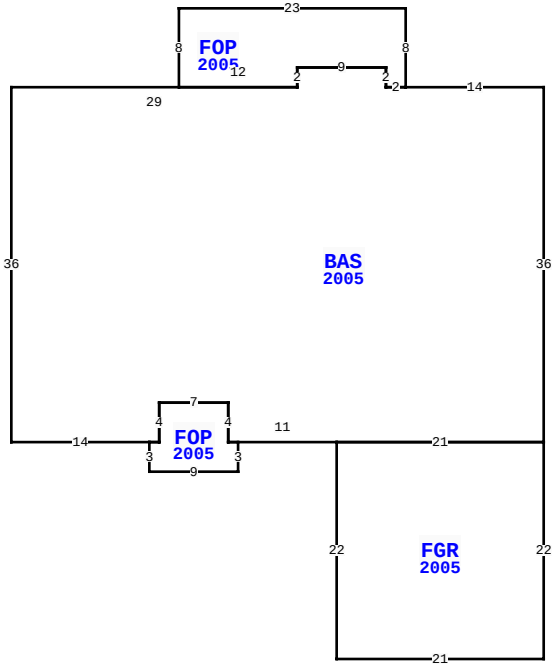
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,934 | 100 | 2005 | 1,934 | 238,793 |
| FGR | 462 | 55 | 2005 | 254 | 31,361 |
| FOP | 55 | 30 | 2005 | 16 | 1,976 |
| FOP | 166 | 30 | 2005 | 50 | 6,174 |
| TOTALS | 2,617 | | | 2,254 | 278,303 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,254 | 98.6958 | 137.19 | 309,226 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM 0% - 2026 Heated Area: 1934 HX Base Yr




33419 SUNNY PARKE CIR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 278,303 |
| TOTAL MARKET OB/XF VALUE | 3,045 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 366,348 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 366,348 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 366,348 |
| TOTAL JUST VALUE | 366,348 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 387,273 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2105836 | WINDOWS (3) | 6,502 | 05/07/2021 |
| B2105469 | WINDOWS (2) | 2,321 | 04/30/2021 |
| B1707518 | WINDOWS | 4,295 | 12/01/2017 |
| E14508 | NEW CONSTR | 2,000 | 03/01/2005 |
| M09305 | H/AC | 0 | 02/01/2005 |
| P09027 | NEW CONSTR | 0 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1953/1234 | 12/17/2014 | QC | U | I | 11 | 39,000 |
| GRANTOR: FROST ALMA J | | | | | | |
| GRANTEE: FROST ALMA J & JACQ | | | | | | |
| 1340/0614 | 8/09/2005 | WD | Q | I | | 270,400 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: FROST ALMA J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N8 W23 S8 E12 N2 E9 S2 E2 $ W2 N2 W9 S2 W29 S36 E14 FOP=[YR=2005] S3 E9 N3 W1 N4 W7 S4 W1 $ E1 N4 E7 S4 E11 FGR=[YR=2005] S22 E21 N22 W21 $ E21 N36 $ .

## 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 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