

LOT 134
IN OR 1736/1484
FLORA PARKE 2B PB 6/255

KIRKLAND ERNEST J
31045 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0134-0000



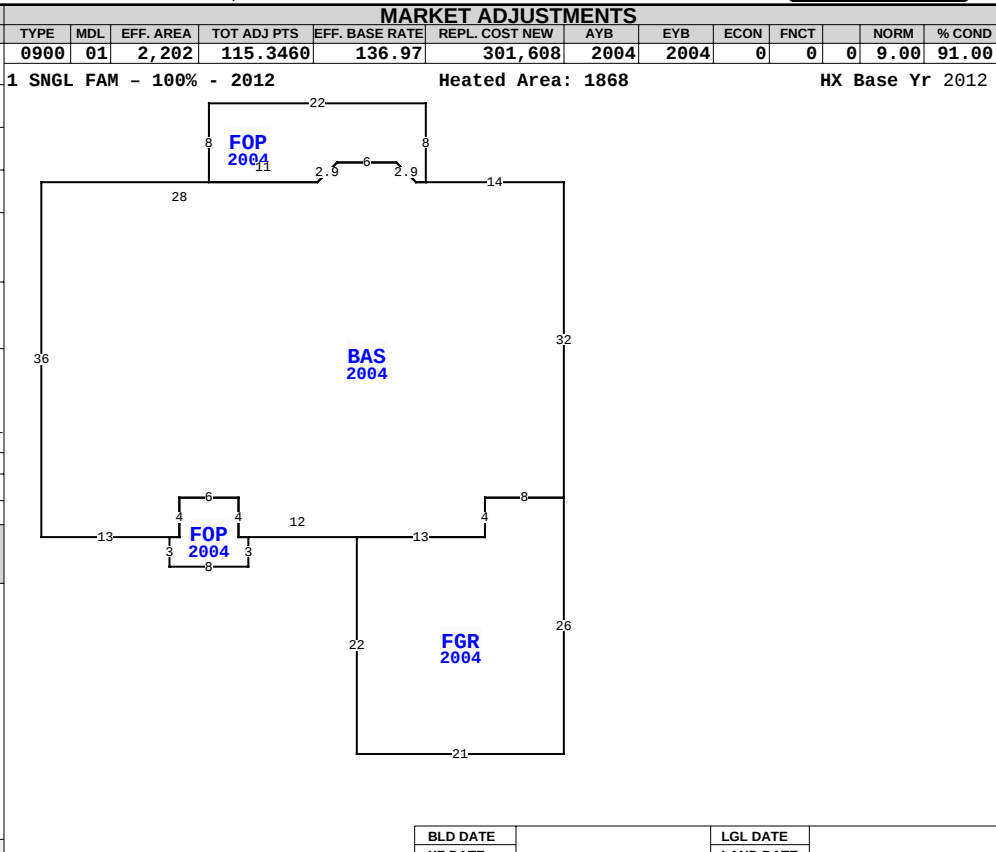
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	232,833
FGR	494	55	272	33,903
FOP	48	30	14	1,745
FOP	160	30	48	5,983
TOTALS	2,570		2,202	274,463

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	962.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



31045 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,463	
TOTAL MARKET OB/XF VALUE		10,279	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		349,742	
SOH/AGL Deduction		163,603	
ASSESSED VALUE		186,139	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		136,139	
TOTAL JUST VALUE		349,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1736/1484	4/29/2011	WD Q	I	I	01
GRANTOR: WATZ ERIC A & CORINNA					
GRANTEE: KIRKLAND ERNEST J I					
1222/0477	4/14/2004	WD Q	I	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WATZ ERIC A & CORIN					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2004] N8 W22 S8 E11 U2 R2 E6 D2 R2 E1 \$ W1 U2 L2 W6 L2 D2 W28 S36 E13 FOP=[YR=2004] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2004] S22 E21 N26 W8 S4 W13 \$ E13 N4 E8 N32 \$.											