LOT 135
FLORA PARKE 2B PB 6/255

OVERTON SANDRA/RUBIN NICOLE
31053 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

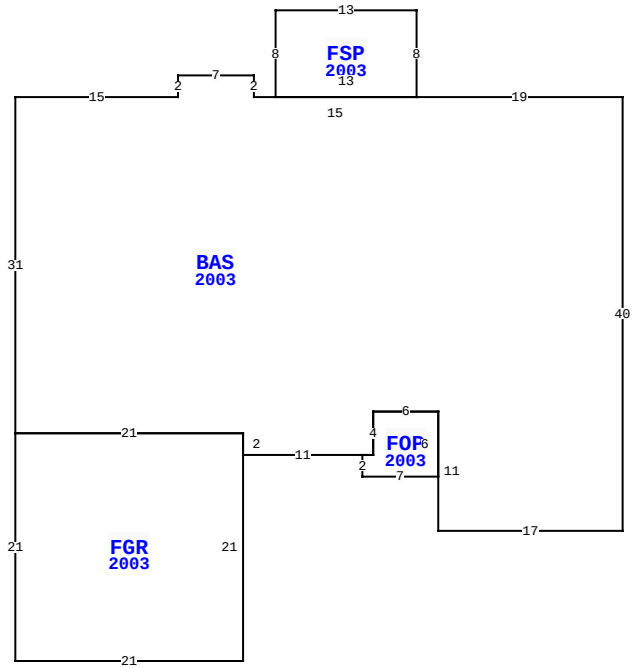
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,915	100	1,915	217,813
FGR	441	55	243	27,639
FOP	38	30	11	1,251
FSP	104	40	42	4,777
TOTALS	2,498		2,211	251,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	105.8400	125.68	277,878	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 1915 HX Base Yr 2022



31053 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,480
TOTAL MARKET OB/XF VALUE		12,019
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,499
SOH/AGL Deduction		98,183
ASSESSED VALUE		230,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,316
TOTAL JUST VALUE		328,499
NCON VALUE		94,304
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310845	NEW CONSTR	142,892	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2601/1376	11/03/2022	QC	U	I	11	100
GRANTOR: OVERTON SANDRA (60% I						
GRANTEE: OVERTON SANDRA & NI						
2488/1468	8/13/2021	FJ	U	I	11	0
GRANTOR: BAIA ANTHONY J EST						
GRANTEE: OVERTON SANDRA & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FSP=[YR=2003] N8 W13 S8 E13 $ W15 N2 W7 S2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21 $ E21 S2 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1 $ E1 N4 E6 S11 E17 N40 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	881.00	SF	5.20	5.20	100	2003	2003	3	84	3,848	
3	0471	VINYL FNC	0	100	0	0	133.00	LF	32.00	32.00	100	2003	2003	3	64	2,724	
4	0462	ST/AL FNC	0	100	0	0	316.00	SF	10.00	10.00	100	2003	2003	3	36	1,138	
5	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2003	2003	3	84	1,229	

LAND DESCRIPTION

TOTAL OB/XF 12,019

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS