

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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	2,266	100	2,266	242,023
BAS	192	100	192	20,506
FGR	441	55	243	25,954
FOP	66	30	20	2,136
TOTALS	2,965		2,721	290,620

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,721	99.7440	118.45	322,302	2002	2002	0	0
1 SNGL FAM - 0% - 0 Heated Area: 2458 HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									

31105 GRASSY PARKE DR, FERNANDINA BEACH									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	0	606.00	SF	5.20	5.20	100

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	290,620		
TOTAL MARKET OB/XF VALUE	5,660		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	361,280		
SOH/AGL Deduction	43,917		
ASSESSED VALUE	317,363		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	317,363		
TOTAL JUST VALUE	361,280		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	288,512		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209692	NEW CONSTR	165,217	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2494/0024	8/26/2021	WD	Q	I	01
GRANTOR: DOUGLAS CURT L					
GRANTEE: BRUNO MANDY N & PAU					
2446/0710	3/23/2021	QC	U	I	11
GRANTOR: DOUGLAS VIVIENNE M					
GRANTEE: DOUGLAS CURT L					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W13 BAS=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W16 S40 FGR=[YR=2002] S21 E21 N21 W21\$ E21 S10 E10 FOP=[YR=2002] S4 E9 N9 W6 S5 W3\$ E3 N5 E6 S1 E13 N46\$.	