

LOT 145
IN OR 1225/1385
FLORA PARKE 2B PB 6/255

DOMBKOWSKI ETHAN T & CLAUDIA X
31163 GRASSY PARK DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0145-0000



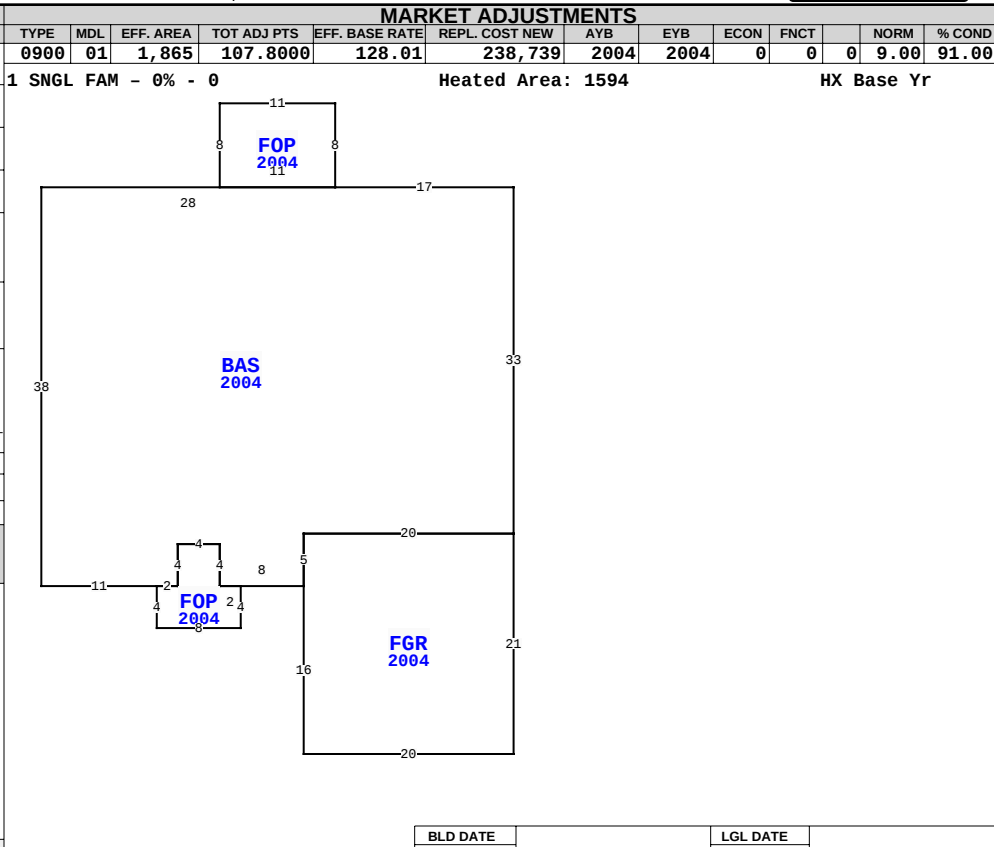
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,594	100	1,594	185,684
FGR	420	55	231	26,909
FOP	48	30	14	1,631
FOP	88	30	26	3,028
TOTALS	2,150		1,865	217,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	673.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	0	0	0	380.00	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	0			0.00	0.00	1.00	LT	



31163 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											217,252
TOTAL MARKET OB/XF VALUE											9,621
TOTAL LAND VALUE - MARKET											65,000
TOTAL MARKET VALUE											291,873
SOH/AGL Deduction											60,962
ASSESSED VALUE											230,911
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											230,911
TOTAL JUST VALUE											291,873
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											235,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1225/1385	4/27/2004	WD	U	I	07	100					
GRANTOR: SEDA CONSTRUCTION COM											
GRANTEE: DOMBKOWSKI ETHAN T											
1216/0970	3/18/2004	WD	Q	I		144,400					
GRANTOR: SEDA CONSTRUCTION COM											
GRANTEE: DOMBKOWSKI ATHAN &											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W17 FOP=[YR=2004] N8 W11 S8 E11\$ W28 S38 E11 FOP=[YR=2004] S4 E8 N4 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E8 FGR=[YR=2004] S16 E20 N21 W20 S5\$ N5 E20 N33\$.											