LOT 152
FLORA PARKE 2B PB 6/255

EMERSON JOHN & TINA
641 SWANCROFT LN
MATTHEWS, NC 28105

2023

25-2N-28-0550-0152-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

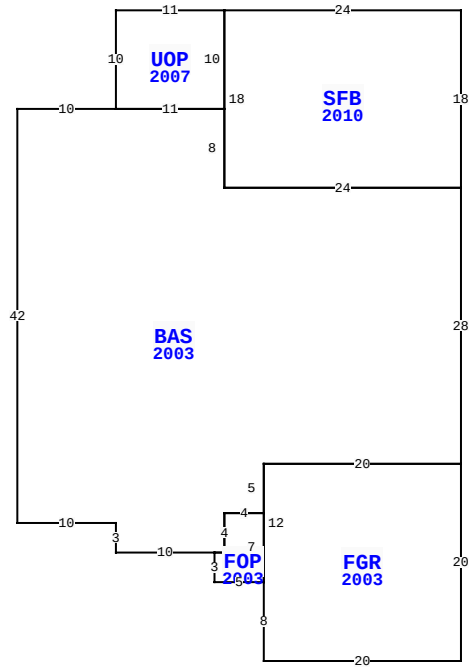
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	1,607	187,540
FGR	400	55	220	25,674
FOP	31	30	9	1,051
SFB	432	80	346	40,379
UOP	110	20	22	2,568
TOTALS	2,580		2,204	257,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,204	106.8200	126.85	279,577	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1953 HX Base Yr



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

31185 GRASSY PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,211
TOTAL MARKET OB/XF VALUE	50,114
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	372,325
SOH/AGL Deduction	48,081
ASSESSED VALUE	324,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,244
TOTAL JUST VALUE	372,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703958	REPAIR/RRF	13,000	06/01/2017
B1530981	SWIM POOL	33,702	08/01/2015
B0311191	NEW CONSTR	122,273	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1565	10/01/2021	WD	Q	I	01	385,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: EMERSON JOHN & TINA						
2454/0290	4/13/2021	WD	U	I	37	403,300
GRANTOR: PHILLIPS BRIAN S & SA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2010] W24UOP=[YR=2007] W11 S10 BAS=[YR=2003] W10 S42 E10 S3 E10 FOP=[YR=2003] S3 E5 FGR=[YR=2003] S8 E20 N20 W20 S12$ N7W4 S4 W1$ E1 N4 E4 N5 E20 N28 W24 N8W11 $ E11 N10 $ S18E24 N18$.

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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	611.00	SF	5.20	5.20	100	2003	2003	3	84	2,669	
3	0476	VF 6 SBPL	0	0	0	0	258.00	LF	32.00	32.00	100	2006	2006	3	72	5,944	
4	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2015	2015	3	81	28,917	
5	0855	CONC PAVER	0	0	0	0	720.00	SF	10.00	10.00	100	2015	2015	3	96	6,912	
6	0462	ST/AL FNC	0	0	0	0	320.00	SF	10.00	10.00	100	2015	2015	3	81	2,592	

LAND DESCRIPTION

TOTAL OB/XF 50,114

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS