



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	2,275	100	2,275	255,305
FGR	420	55	231	25,923
FOP	88	30	26	2,917
FSP	192	40	77	8,641

TOTALS	2,975		2,609	292,786
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003
2	0811	CONCRETE B	0	0	0	0	645.00	SF	5.20	5.20	100	2003	2003
3	0462	ST/AL FNC	0	0	90	0	360.00	SF	10.00	10.00	100	2010	2010

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,609	102.7200	121.98	318,246	2003	2006	0	0	0	8.00	92.00	
1 SNGL FAM - 0% - 2023 Heated Area: 2275 HX Base Yr													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
31188 GRASSY PARKE DR, FERNANDINA BEACH											06/22/2023 MLU		

TOTAL OB/XF													
8,201													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,786	
TOTAL MARKET OB/XF VALUE		8,201	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		365,987	
SOH/AGL Deduction		0	
ASSESSED VALUE		365,987	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		365,987	
TOTAL JUST VALUE		365,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109361	ROOF	15,035	07/19/2021
B2004822	(14) DOORS	13,718	06/01/2020
R13076	RE-ROOF	3,250	08/01/2012
P0363676	NEW CONSTR	165,087	06/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/1942	3/24/2023	WD	Q	I	01	430,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: LUNN STEPHEN LY G T							
2601/0327	10/31/2022	WD	U	I	37	415,100	
GRANTOR: JIMENEZ ALFREDO & ANG							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] W14 FSP=[YR=2012] N4 W24 S8 E24 N4\$ S4 W24 N4 W16 S40 FGR=[YR=2003] S20 E21 N20 W21\$ E21 S9 E11 FOP=[YR=2003] S5 E10 N9 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N45\$.													