

LOT 156
IN OR 2015/670
FLORA PARKE 2B PB 6/255

ROMANO-SUAREZ DALIA/SUAREZ EMMANUEL
31184 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0156-0000



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 80
Interior Floo	11	CLAY TILE 20
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	2,004	100	2,004	231,327
FGR	400	55	220	25,395
FOP	70	30	21	2,424
FOP	207	30	62	7,157
PTO	580	5	29	3,348
TOTALS	3,261		2,336	269,651

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2003
3	0462	ST/AL FNC	0	100	168	0	672.00	SF	10.00	10.00	100	2017
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017

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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		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	2,336	107.4080	127.55	297,957	2003	2003	0	0	0	9.50	90.50
1 SNGL FAM - 100% - 2023 Heated Area: 2004 HX Base Yr 2023												
31184 GRASSY PARKE DR, FERNANDINA BEACH												
BLD DATE: 06/22/2023 MLU												

TOTAL OB/XF												
11,995												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			269,651
TOTAL MARKET OB/XF VALUE			11,995
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			346,646
SOH/AGL Deduction			27,750
ASSESSED VALUE			318,896
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			268,896
TOTAL JUST VALUE			346,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363649	NEW CONSTR	143,698	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/0670	11/17/2015	WD	Q	I	01	210,500
GRANTOR: STREETMAN ASHLEY B						
GRANTEE: ROMANO-SUAREZ DALIA						
1891/1912	11/19/2013	WD	Q	I	02	195,000
GRANTOR: BOEHM GEORGE F & CHER						
GRANTEE: STREETMAN ASHLEY B						

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2003] W50 S10 BAS=[YR=2003] S46 E11 FOP=[YR=2003] S6 E9 N4 W1 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2003] S7 E20 N20 W20 S13\$ N13 E20 N35 W15 FOP=[YR=2003] N5 W23 S9 E23 N4\$ S4 W23 N4 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E3 S4 E23 N4 E15 N10\$.												