

LOT 157
IN OR 1882/1145
FLORA PARKE 2B PB 6/255

TOPAC GEORGE H & BEYHAN
31182 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0157-0000



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

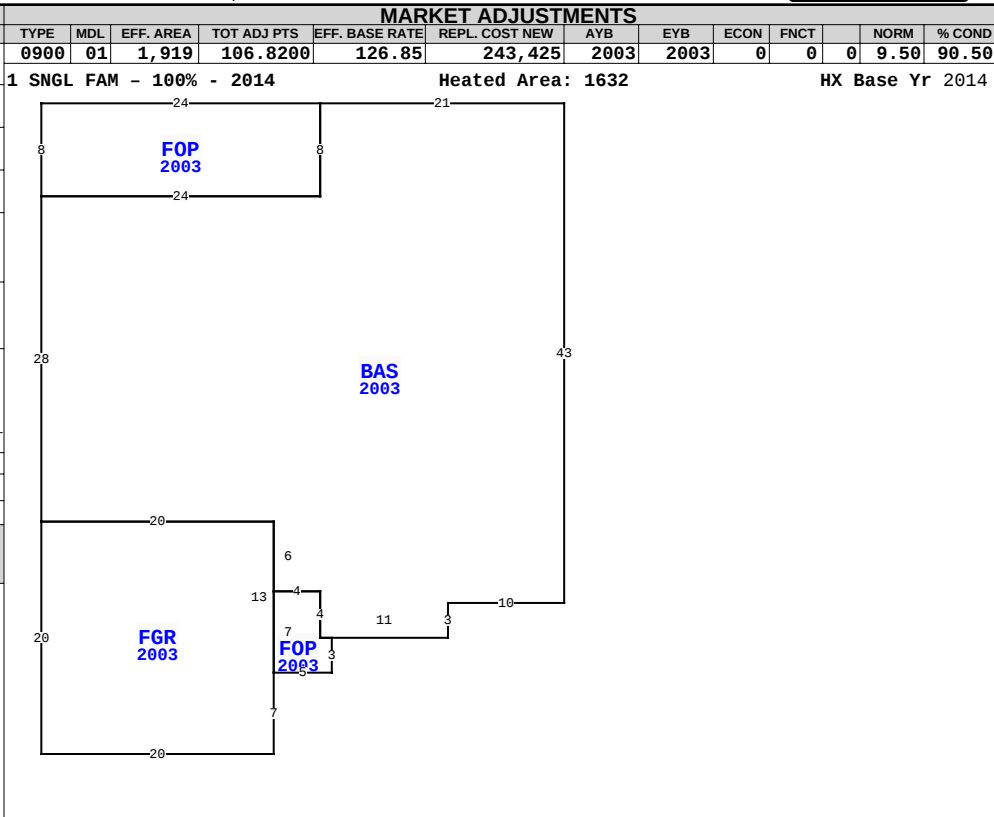
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	187,352
FGR	400	55	220	25,256
FOP	31	30	9	1,034
FOP	192	30	58	6,658

TOTALS	2,255	1,919	220,300
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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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	611.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



31182 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,749											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,300	
TOTAL MARKET OB/XF VALUE		5,749	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		291,049	
SOH/AGL Deduction		120,857	
ASSESSED VALUE		170,192	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		120,192	
TOTAL JUST VALUE		291,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,867	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705389	REPAIR/RRF	0	08/01/2017
B0311430	NEW CONSTR	122,273	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1882/1145	9/30/2013	WD	Q	I	02	176,000	
GRANTOR: HARDWICK TRACY A							
GRANTEE: TOPAC GEORGE H & BE							
1882/1143	9/27/2013	WD	U	I	11	100	
GRANTOR: VARELA RICARDO & CATH							
GRANTEE: HARDWICK TRACY A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W21 FOP=[YR=2003] W24 S8 E24 N8\$ S8 W24 S28 FGR=[YR=2003] S20 E20 N7 FOP=[YR=2003] E5 N3 W1 N4 W4 S7\$ N13 W20\$ E20 S6 E4 S4 E11 N3 E10 N43\$.											