LOT 161
IN OR 1120/1721
FLORA PARKE 2B PB 6/255

ROENISCH RICHARD R
31174 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0161-0000

BUILDING CHARACTERISTICS

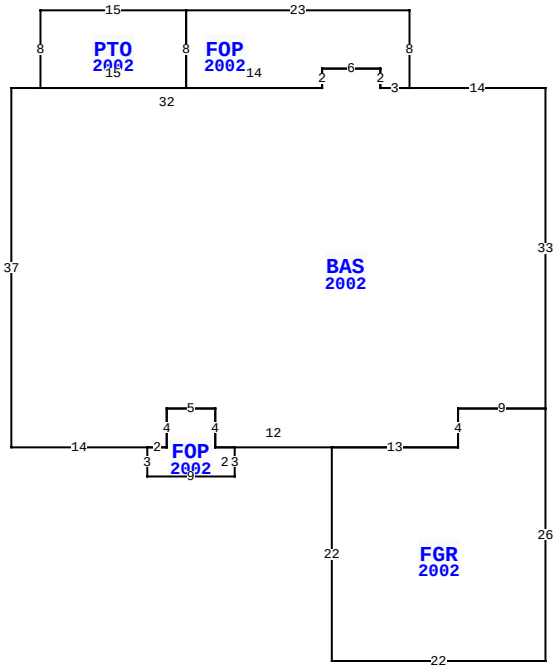
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,991	100	1,991	212,695
FGR	520	55	286	30,552
FOP	47	30	14	1,496
FOP	172	30	52	5,555
PTO	120	5	6	641
TOTALS	2,850		2,349	250,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,349	105.8400	125.68	295,222	2002	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2003 Heated Area: 1991 HX Base Yr 2003



31174 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,939
TOTAL MARKET OB/XF VALUE		8,205
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,144
SOH/AGL Deduction		147,823
ASSESSED VALUE		176,321
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		121,321
TOTAL JUST VALUE		324,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209713	NEW CONSTR	142,424	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1120/1721	3/12/2003	QC	U	I	06	100
GRANTOR: STANLEY KAREN & LINDA						
GRANTEE: ROENISCH RICHARD R						
1087/0453	10/14/2002	WD	Q	I		160,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROENISCH RICHARD ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N8 W23 PTO=[YR=2002] W15 S8 E15 N8$ S8 E14 N2 E6 S2 E3$ W3 N2 W6 S2 W32 S37 E14
FOP=[YR=2002] S3 E9 N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E12
FGR=[YR=2002] S22 E22 N26 W9 S4 W13$ E13 N4 E9 N33$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,252.00	SF	4.00	4.00	100	2002	2002	3	83	4,157	
3	1127	BRICK 8"	0	100	0	0	96.00	SF	11.00	11.00	100	2002	2002	3	95	1,003	

LAND DESCRIPTION

TOTAL OB/XF 8,205

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	000134	C	SFR POND	100			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