LOT 162
FLORA PARKE 2B PB 6/255

PATSCHECK RAYMOND & ANGELA L/E/
31164 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0162-0000

BUILDING CHARACTERISTICS

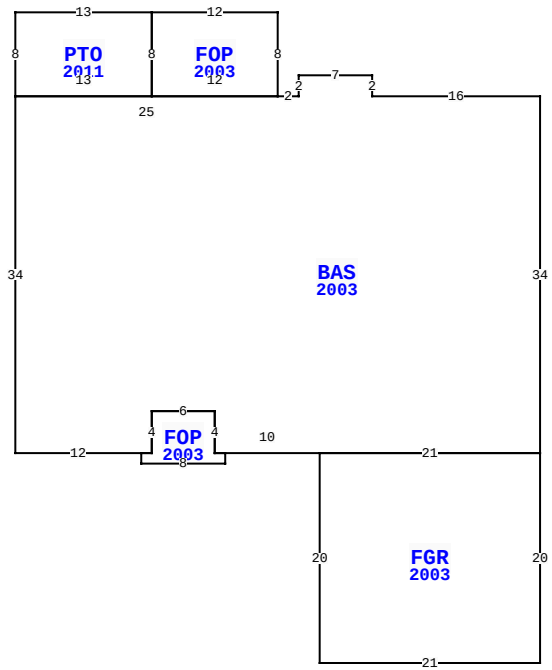
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,690	100	1,690	195,785
FGR	420	55	231	26,761
FOP	32	30	10	1,158
FOP	96	30	29	3,359
PTO	104	5	5	579
TOTALS	2,342		1,965	227,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,965	107.8000	128.01	251,540	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 1690 HX Base Yr 2021



31164 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		227,644
TOTAL MARKET OB/XF VALUE		9,472
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		302,116
SOH/AGL Deduction		90,917
ASSESSED VALUE		211,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,199
TOTAL JUST VALUE		302,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210363	NEW CONSTR	142,771	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0929	9/21/2021	LE	U	I	11	100
GRANTOR: PATSCHECK RAYMOND R &						
GRANTEE: HERNANDEZ ELIAS & N						
2330/1119	1/08/2020	WD	Q	I	01	250,000
GRANTOR: SILVEY TIMOTHY & MOLL						
GRANTEE: PATSCHECK RAYMOND R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 N2 W7 S2 W2 FOP=[YR=2003] N8
W12PTO=[YR=2011] W13 S8 E13 N8 $ S8 E12$ W25 S34E12
FOP=[YR=2003] S1 E8 N1 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E10
FGR=[YR=2003] S20 E21 N20 W21$ E21 N34$.

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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2003	2003	3	84	3,992	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2004	2004	3	40	2,400	

LAND DESCRIPTION

TOTAL OB/XF 9,472

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 01/06/2023 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS