LOT 163
IN OR 1087/496
FLORA PARKE 2B PB 6/255

SCHOPF CHARLES H II & LISA B
31154 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0163-0000

BUILDING CHARACTERISTICS

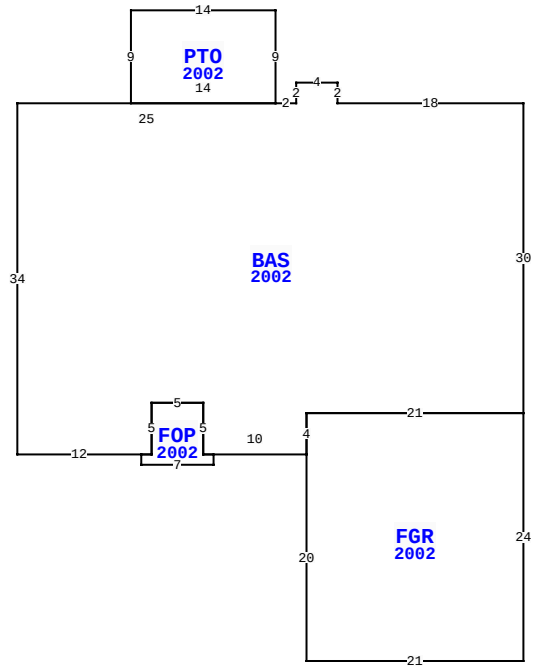
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,565	100	1,565	183,584
FGR	504	55	277	32,494
FOP	32	30	10	1,173
PTO	126	5	6	704
TOTALS	2,227		1,858	217,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,858	109.7600	130.34	242,172	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2003 Heated Area: 1565 HX Base Yr 2003



31154 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,955
TOTAL MARKET OB/XF VALUE		6,474
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		289,429
SOH/AGL Deduction		132,693
ASSESSED VALUE		156,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,736
TOTAL JUST VALUE		289,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801110	REPAIR/RRF	6,516	02/01/2018
B0209709	NEW CONSTR	123,183	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1087/0496	10/14/2002	WD	Q	I		144,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHOPF CHARLES II &						
1053/0400	5/01/2002	WD	U	V	19	28,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 N2 W4 S2 W2 PTO=[YR=2002] N9 W14 S9 E14$ W25 S34 E12 FOP=[YR=2002] S1 E7 N1 W1 N5 W5 S5 W1$ E1 N5 E5 S5 E10 FGR=[YR=2002] S20 E21 N24 W21 S4$ N4 E21 N30$.

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	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	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2002	2002	3	83	2,944	
3	0911	SCRN RM A	0	100	0	0	126.00	SF	17.50	17.50	100	2003	2003	3	22	485	

LAND DESCRIPTION

TOTAL OB/XF 6,474

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS