



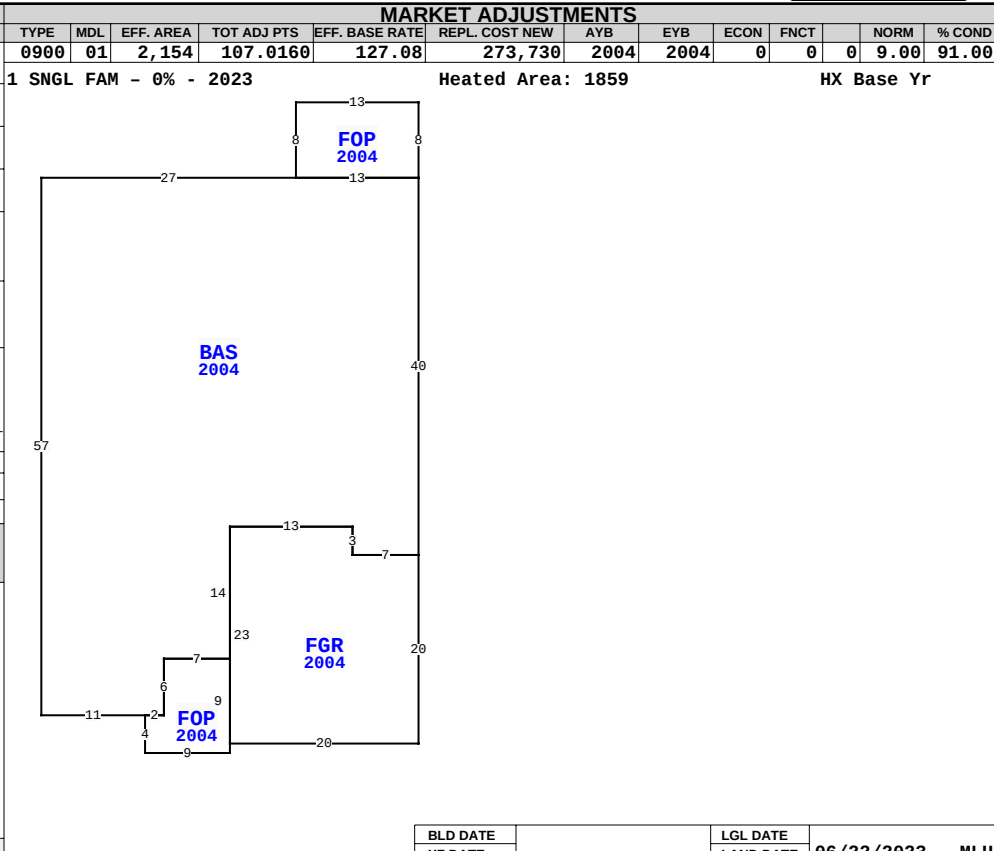
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,859	100	1,859	214,980
FGR	439	55	241	27,870
FOP	78	30	23	2,660
FOP	104	30	31	3,584
TOTALS	2,480		2,154	249,094

TOTALS		27,460	27,184	248,634			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	0	0	0	
2	0811	CONCRETE B	0	0	0	0	
3	0462	ST/AL FNC	0	0	156	0	
4	0463	FENCE GATE	0	0	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	0	
REVIEW DATE		01/06/2023		BY	DJA



31116 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,094	
TOTAL MARKET OB/XF VALUE		9,076	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		323,170	
SOH/AGL Deduction		0	
ASSESSED VALUE		323,170	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		323,170	
TOTAL JUST VALUE		323,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0860	4/07/2022	QC	U	I	11	100	
GRANTOR: SFR JV-2 PROPERTY LLC							
GRANTEE: SFR JV-2 2022-1 BOR							
2507/0615	10/20/2021	WD	Q	I	01	334,900	
GRANTOR: ZILLOW HOMES PROPERTY							
GRANTEE: SFR JV-2 PROPERTY L							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2004] W13 S8 BAS=[YR=2004] W27 S57 E11 FOP=[YR=2004] S4 E9 N1 FGR=[YR=2004] E20 N20 W7 N3 W13 S23 \$ N9 W7 S6 W2 \$ E2 N6 E7 N14 E13 S3 E7 N40 W13 \$ E13 N8 \$.													