LOT 170
IN OR 1091/838
FLORA PARKE 2B PB 6/255

LOH TUCK/LIM CHEW KIAT
31032 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0170-0000

BUILDING CHARACTERISTICS

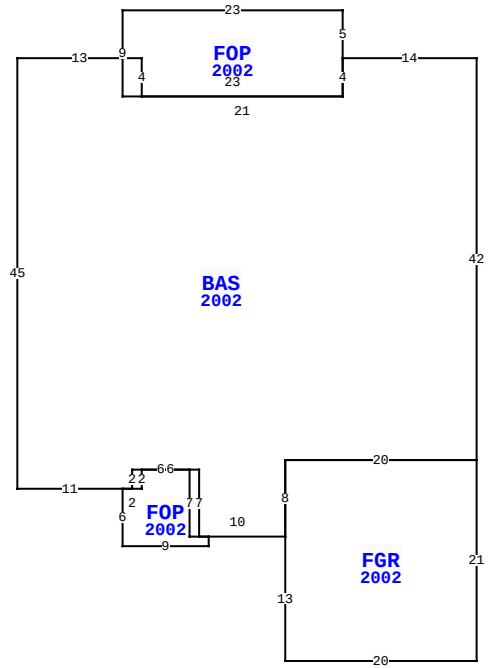
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,054	100	2,054	230,188
FGR	420	55	231	25,888
FOP	61	30	18	2,017
FOP	207	30	62	6,948
TOTALS	2,742		2,365	265,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,365	104.8600	124.52	294,490	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2054 HX Base Yr 2005



31032 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,041
TOTAL MARKET OB/XF VALUE		5,807
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		335,848
SOH/AGL Deduction		155,451
ASSESSED VALUE		180,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,397
TOTAL JUST VALUE		335,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209775	NEW CONSTR	154,400	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1091/0838	10/31/2002	WD	Q	I		166,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOH TUCK & CHEW KIA						
1053/0517	5/01/2002	WD	U	V	19	28,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N5 W23 S9 E23 N4 $ S4 W21 N4 W13 S45 E11 FOP=[YR=2002] S6 E9N1 W1 N7 W6 S2 W2 $ E1 N2 E6 S7 E10 FGR=[YR=2002] S13 E20 N21 W20 S8$ N8E20 N42$.

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	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2002	2002	3	83	2,762	

LAND DESCRIPTION

TOTAL OB/XF 5,807

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