

LOT 171 (EX S-1)
IN OR 1285/130
FLORA PARKE 2B PB 6/255

REESE KRISTIN B
31020 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0171-0000



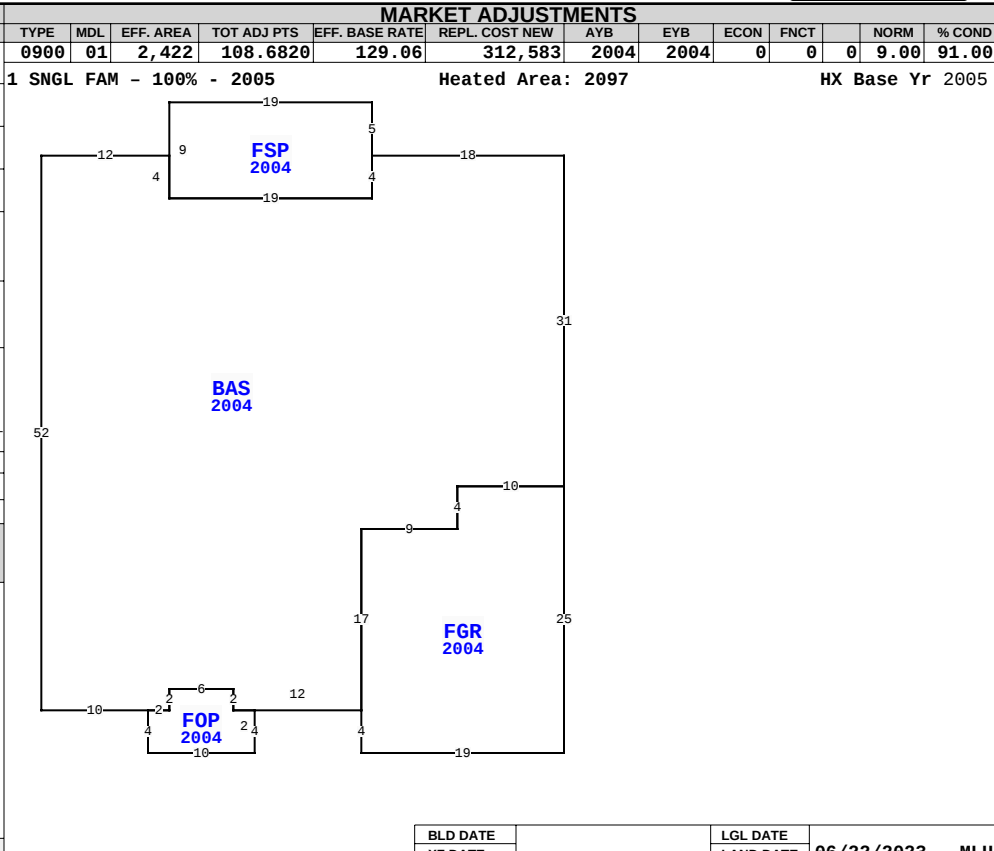
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,097	100	2,097	246,281
FGR	439	55	241	28,304
FOP	52	30	16	1,879
FSP	171	40	68	7,986
TOTALS	2,759		2,422	284,451

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89
2	0811	CONCRETE B	0 100	0	0	700.00	SF	5.20	5.20	100	2004	2004	3	86

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



31020 GRASSY PARKE DR, FERNANDINA BEACH										BLD DATE		LGL DATE		06/22/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										284,451				
TOTAL MARKET OB/XF VALUE										6,245				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										355,696				
SOH/AGL Deduction										164,197				
ASSESSED VALUE										191,499				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										141,499				
TOTAL JUST VALUE										355,696				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										288,025				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1285/0130	1/03/2005	WD	U	I	21	198,500			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: REESE KRISTIN B									
1244/1555	7/12/2004	WD	U	V	19	30,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FSP=[YR=2004] N5 W19 S9 E19 N4 \$ S4 W19 N4 W12 S52 E10 FOP=[YR=2004] S4 E10 N4 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E12 FGR=[YR=2004] S4 E19 N25 W10 S4 W9 S17 \$ N17 E9 N4 E10 N31\$.									