

LOT 2
IN OR 2075/1938
FLORA PARKE #3 PB 6/402

HIEBEL CHRISTINE A & KURT L
32052 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0002-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 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

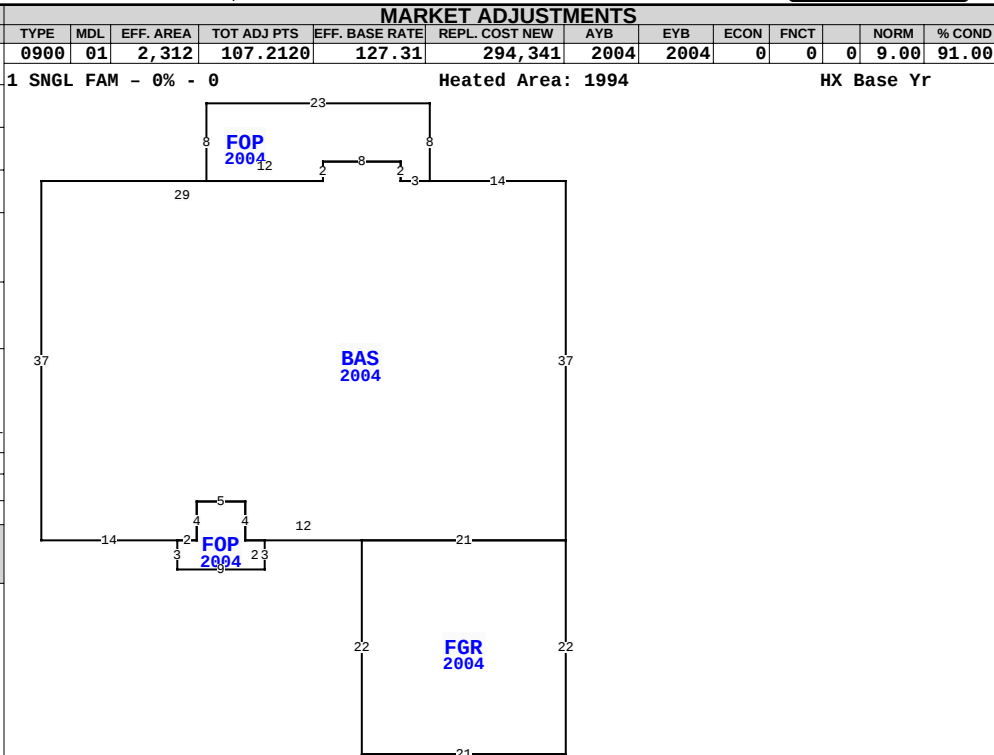
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	231,009
FGR	462	55	254	29,427
FOP	47	30	14	1,622
FOP	168	30	50	5,793

TOTALS	2,671		2,312	267,850
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,180.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	0	0	0	167.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

REVIEW DATE 01/06/2023 BY DJA



32052 GRAND PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
14,217											

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14,217											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	267,850		
TOTAL MARKET OB/XF VALUE	14,217		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	347,067		
SOH/AGL Deduction	70,610		
ASSESSED VALUE	276,457		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	276,457		
TOTAL JUST VALUE	347,067		
NCON VALUE	5,825		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	273,580		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003427	REPAIR/RRF	0	05/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2075/1938	9/30/2016	WD	Q	I	01
GRANTOR: LUIGA GEORGE C III					SALE PRICE
GRANTEE: HIEBEL CHRISTINE A					253,000
2042/0059	4/14/2016	SW	U	I	18
GRANTOR: SECRETARY OF VETERANS					167,000
GRANTEE: LUIGA GEORGE C III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FOP=[YR=2004] N8 W23 S8 E12 N2 E8 S2 E3\$ W3 N2 W8 S2 W29 S37 E14 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E21 N22 W21\$ E21 N37\$.											

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