

LOT 4
IN OR 1798/931
FLORA PARKE #3 PB 6/402

MURDOCH FRANCIS J & JUDITH C
32076 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

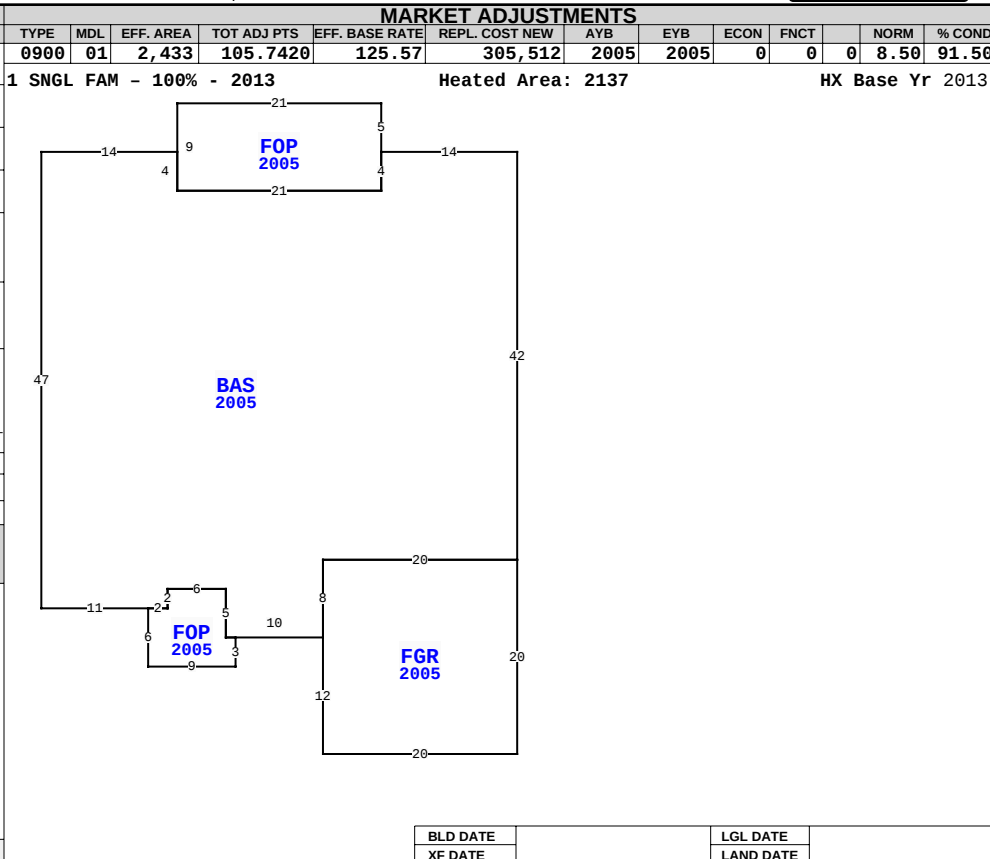
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2,137	245,534
FGR	400	55	220	25,277
FOP	63	30	19	2,183
FOP	189	30	57	6,549
TOTALS	2,789		2,433	279,543

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	
2	0845	KOOL DECK	0	100	0	0	617.00	SF	7.25	7.25	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	
4	1121	CB 4"	0	100	37	3	111.00	SF	5.00	5.00	
5	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	

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	100			0.00	0.00	1.00	LT	

REVIEW DATE 04/23/2018 BY KWX



TOTAL OB/XF											
32076 GRAND PARKE BLVD, FERNANDINA BEACH											

TOTAL OB/XF											
27,108											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						279,543					
TOTAL MARKET OB/XF VALUE						27,108					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						371,651					
SOH/AGL Deduction						166,678					
ASSESSED VALUE						204,973					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						154,973					
TOTAL JUST VALUE						371,651					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						296,770					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14510	NEW CONSTR	2,000	03/01/2005
M09302	H/AC	0	02/01/2005
P09017	NEW CONSTR	0	02/01/2005
B14447	NEW CONSTR	158,902	02/01/2005
R07139	REPAIR/RRF	2,800	02/01/2005
B0515877	SWIM POOL	28,600	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1798/0931	6/18/2012	WD	Q	I	02	210,000	
GRANTOR: ROE DARREN C & JENNIE							
GRANTEE: MURDOCH FRANCIS J &							
1326/1484	6/17/2005	WD	Q	I		244,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ROE DARREN C & JENN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FOP=[YR=2005] N5 W21 S9 E21 N4 \$ S4 W21 N4 W14 S47 E11 FOP=[YR=2005] S6 E9 N3 W1 N5 W6 S2 W2 \$ E2 N2 E6 S5 E10 FGR=[YR=2005] S12 E20 N20 W20 S8 \$ N8 E20 N42\$.											