

LOT 5
IN OR 1506/1022
FLORA PARKE #3 PB 6/402

FEHRMAN JOHN
32088 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0005-0000



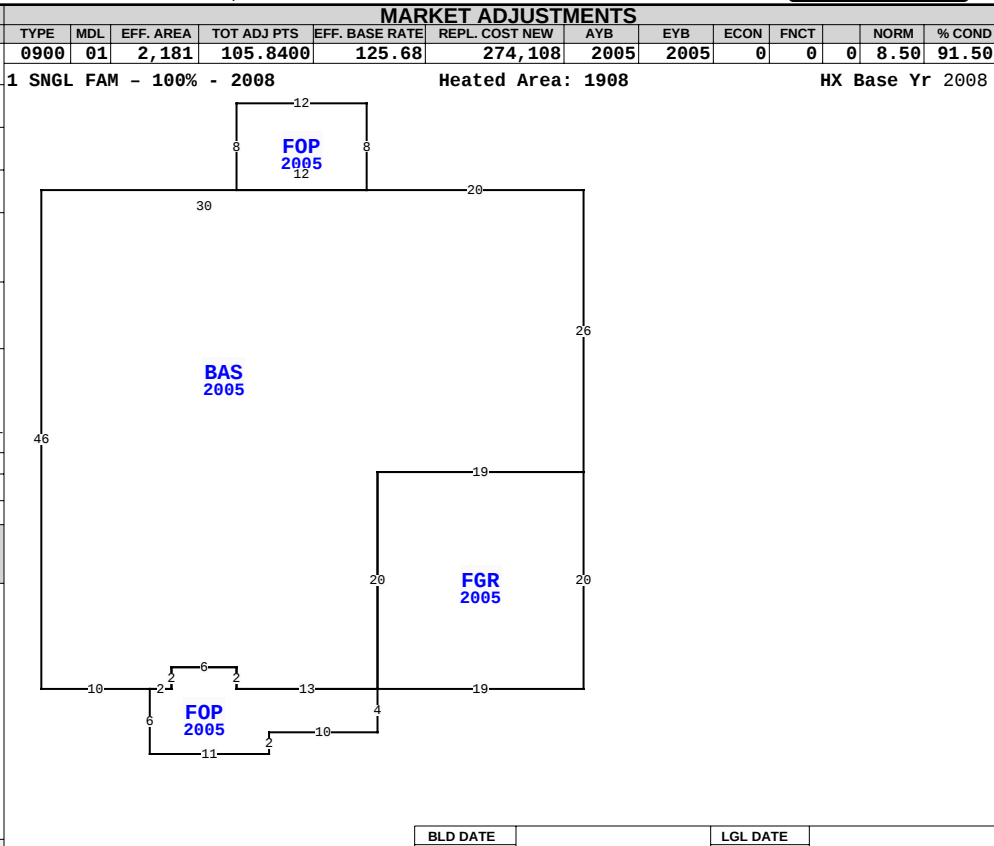
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,908	100	1,908	219,414
FGR	380	55	209	24,034
FOP	96	30	29	3,335
FOP	118	30	35	4,025
TOTALS	2,502		2,181	250,809

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005
2	0811	CONCRETE B	0	100	0	0	949.00	SF	5.20	5.20	100	2005	2005

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00



32088 GRAND PARKE BLVD, FERNANDINA BEACH													
TOTAL OB/XF 7,443													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													4
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												250,809	
TOTAL MARKET OB/XF VALUE												7,443	
TOTAL LAND VALUE - MARKET												65,000	
TOTAL MARKET VALUE												323,252	
SOH/AGL Deduction												151,596	
ASSESSED VALUE												171,656	
TOTAL EXEMPTION VALUE												HX HB	50,000
BASE TAXABLE VALUE												121,656	
TOTAL JUST VALUE												323,252	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												258,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705236	H/AC	0	08/01/2017
B13604	NEW CONSTR	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1506/1022	6/19/2007	WD	Q	I		231,000	
GRANTOR: ULMER JAMES R &							
GRANTEE: FEHRMAN JOHN							
1296/1748	2/22/2005	WD	Q	I		189,100	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ULMER JAMES R & SAR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W20 FOP=[YR=2005] N8 W12 S8 E12 \$ W30 S46 E10 FOP=[YR=2005] S6 E11 N2 E10 N4 FGR=[YR=2005] E19 N20 W19 S20 \$ W13 N2 W6 S2 W2 \$ E2 N2 E6 S2 E13 N20 E19 N26\$.													