

BONNELL RICHARD & MARIA ARMANDA
32393 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	16	WD FR STUC 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Roof Structur	03	GABLE/HIP 100								0900	01	3,123	108.1920	128.48	401,243	2005	2008	0	0	0	7.00	93.00																	
Roof Cover	03	COMP SHNGL 100								1 SNGL FAM - 100% - 2021										Heated Area: 2632										HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 60																																					
Interior Floo	13	LVT/LAMNT 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	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	2,632	100	2,632	314,488																																			
FGR	534	55	294	35,129																																			
FOP	47	30	14	1,673																																			
FSP	232	40	93	11,113																																			
USP	300	30	90	10,754																																			
TOTALS		3,745		3,123	373,156																																		
EXTRA FEATURES										32393 GRAND PARKE BLVD, FERNANDINA BEACH										BLD DATE 06/22/2023 LGL DATE 06/22/2023 MLU																			
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	OB/XF MKT VALUE	NOTES																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																								
2	0812	CONCRETE C	0 100	0	0	1,265.00	SF	4.00	4.00	100	2005	2005	3	87	4,402																								
3	0855	CONC PAVER	0 100	0	0	495.00	SF	10.00	10.00	100	2021	2021	3	100	4,950																								
4	0462	ST/AL FNC	0 100	156	0	624.00	SF	10.00	10.00	100	2021	2021	3	98	6,115																								
5	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891																								
LAND DESCRIPTION																	TOTAL OB/XF 19,508																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/10/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																							