

LOT 37
IN OR 1682/1095
FLORA PARKE #3 PB 6/402

BREWER JEFFREY & SAMANTHA C
32377 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0037-0000



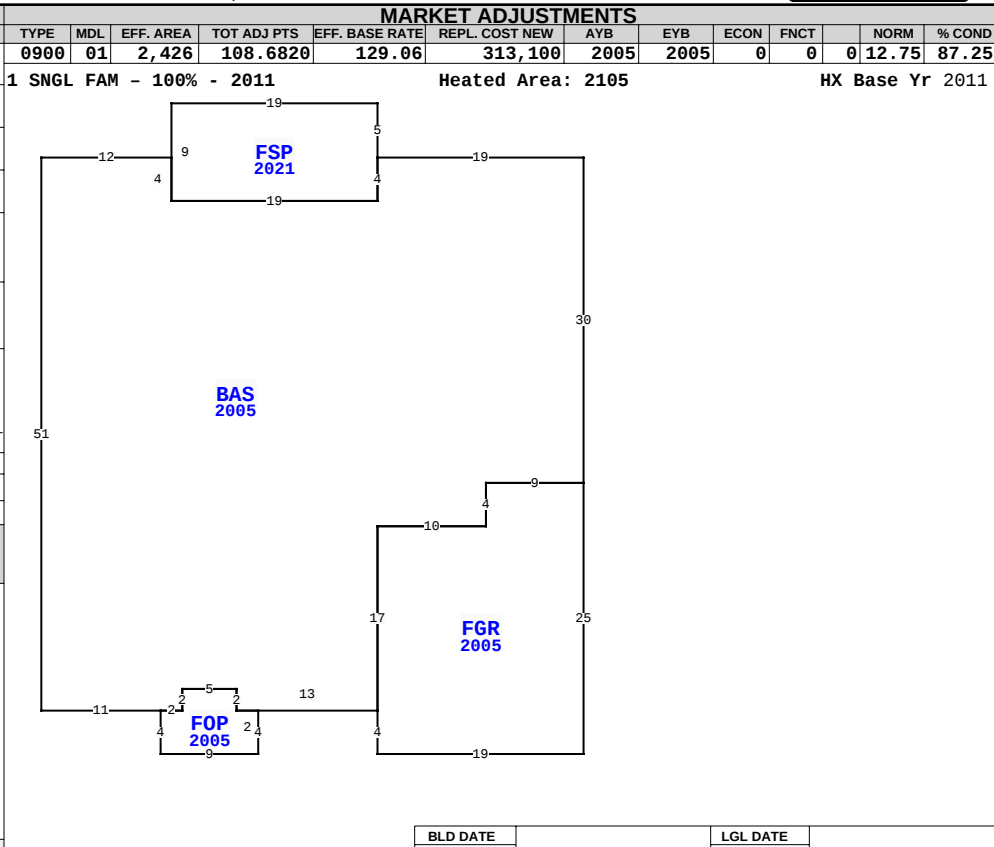
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,105	100	2,105	237,033
FGR	435	55	239	26,912
FOP	46	30	14	1,577
FSP	171	40	68	7,657
TOTALS	2,757		2,426	273,180

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	795.00	SF	5.20	
3	0462	ST/AL FNC	0 100	110	0	440.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	
5	0866	POOL FIBER	0 100	30	14	420.00	SF	72.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
7	0855	CONC PAVER	0 100	0	0	515.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



TOTAL OB/XF									
45,199									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					273,180				
TOTAL MARKET OB/XF VALUE					45,199				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					383,379				
SOH/AGL Deduction					162,494				
ASSESSED VALUE					220,885				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					170,885				
TOTAL JUST VALUE					383,379				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					301,930				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106221	SWIM POOL	62,000	05/14/2021
B1809387	WINDOWS + SLIDE D	13,943	09/14/2018
M0509932	H/AC	0	06/01/2005
P0509564	OTHER	0	06/01/2005
E0515166	ELEC OTHER	2,000	06/01/2005
R0507674	REPAIR/RRF	2,800	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1682/1095	6/07/2010	WD	U	I	12	190,000
GRANTOR: HARTER GEORGE P & CAR						
GRANTEE: BREWER JEFFREY & SA						
1361/0001	10/24/2005	WD	Q	I		263,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARTER GEORGE P & C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W19 FSP=[YR=2021] N5 W19 S9 E19 N4\$ S4 W19 N4 W12 S51 E11 FOP=[YR=2005] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E13 FGR=[YR=2005] S4 E19 N25 W9 S4 W10 S17\$ N17 E10 N4 E9 N30\$.									