

LOT 39
IN OR 1430/342
FLORA PARKE #3 PB 6/402

AUSTIN ILONA
32337 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0039-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	282,522
FGR	471	55	259	28,472
FOP	55	30	16	1,759
FOP	224	30	67	7,366
FUS	502	100	502	55,185
USP	330	30	99	10,884

TOTALS	4,152		3,513	386,187
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0810	CONCRETE A	0 100	0	0	1,210.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	61	4	244.00	SF	6.50	6.50	100	2006
4	0476	VF 6 SBPL	0 100	0	0	130.00	LF	32.00	32.00	100	2012
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012

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

REVIEW DATE	08/09/2019	BY	KWMB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,513	100.6200	119.49	419,768	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2007 Heated Area: 3072 HX Base Yr 2007											

TOTAL OB/XF											
13,928											

TOTAL OB/XF											
13,928											

REVIEW DATE	08/09/2019	BY	KWMB	Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		386,187	
TOTAL MARKET OB/XF VALUE		13,928	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		465,115	
SOH/AGL Deduction		208,544	
ASSESSED VALUE		256,571	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		201,571	
TOTAL JUST VALUE		465,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21056455	(12) WINDOWS	13,500	05/04/2021
19003515	SCRNROOM	10,281	04/08/2019
M11062	H/AC	0	02/01/2006
E16622	NEW CONSTR	2,000	01/01/2006
P10513	NEW CONSTR	0	01/01/2006
C16859	CO ISSUED	215,800	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1430/0342	7/24/2006	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: AUSTIN HUGH W & ILO					
1361/0931	10/25/2005	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] N53 W7 FOP=[YR=2006] N4 USP=[YR=2019] N10 W33 S10 E33\$ W33 S4 E3 D4 R4 E19 U4 R4 E3\$W3 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2006] S21 E21 N23 W15 S2 W6\$E6N2E24 FOP=[YR=2006] S5 E11 N5 W11\$E20\$ PTR=N49E15 FUS=[YR=2006] E15 S17 E4 S17 W4 N8 W4 S4 W11 N30\$ W15 S49\$.					

TOTAL OB/XF											
13,928											

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