

LOT 42
IN OR 1543/1169
FLORA PARKE #3 PB 6/402

MCGILL SEAN P/BAIR TIFINI
32297 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0042-0000



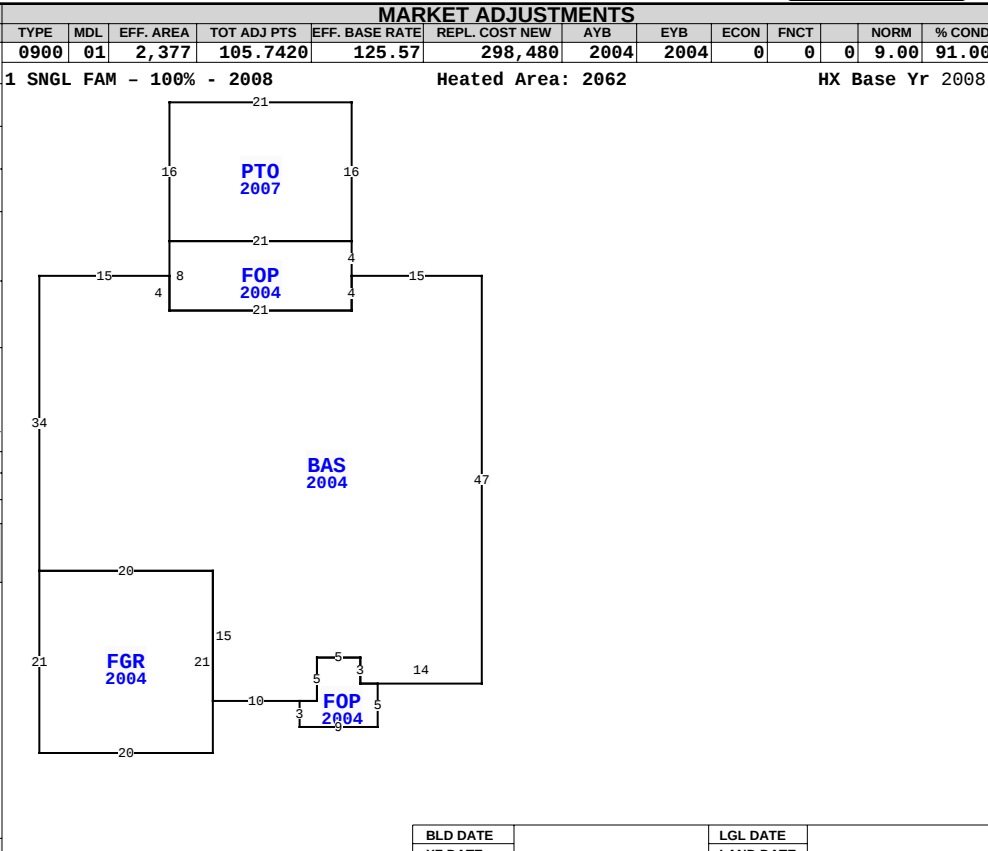
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,062	100	2,062	235,622
FGR	420	55	231	26,396
FOP	56	30	17	1,943
FOP	168	30	50	5,714
PTO	336	5	17	1,943
TOTALS	3,042		2,377	271,617

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0 100	0	0	805.00	SF	5.20	5.20	100	2004
3	0476	VF 6 SBPL	0 100	0	0	228.00	LF	32.00	32.00	100	2004
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004
5	0911	SCRN RM A	0 100	16	21	336.00	SF	17.50	17.50	100	2007

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



TOTAL OB/XF											
13,786											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,617	
TOTAL MARKET OB/XF VALUE		13,786	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		350,403	
SOH/AGL Deduction		160,122	
ASSESSED VALUE		190,281	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,281	
TOTAL JUST VALUE		350,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516694	ADDITION	6,587	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/1169	12/31/2007	WD	Q	I		245,000	
GRANTOR: SHURYAN JEFFERY & LYN							
GRANTEE: MCGILL SEAN P & TIF							
1340/0853	8/09/2005	QC	U	I	07	100	
GRANTOR: SHURYAN JEFFREY & LYN							
GRANTEE: SHURYAN JEFFERY & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FOP=[YR=2004] N4 PTO=[YR=2007] N16 W21 S16 E21\$ W21 S8 E21 N4\$ S4 W21 N4 W15 S34 FGR=[YR=2004] S21 E20 N21 W20\$ E20 S15 E10 FOP=[YR=2004] S3 E9 N5 W2 N3 W5 S5 W2\$ E2 N5 E5 S3 E14 N47\$.											