

LOT 46
IN OR 1978/1818
FLORA PARKE #3 PB 6/402

WOMBLE ROBERT M JR/FERNANDEZ JILA E
32245 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0046-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	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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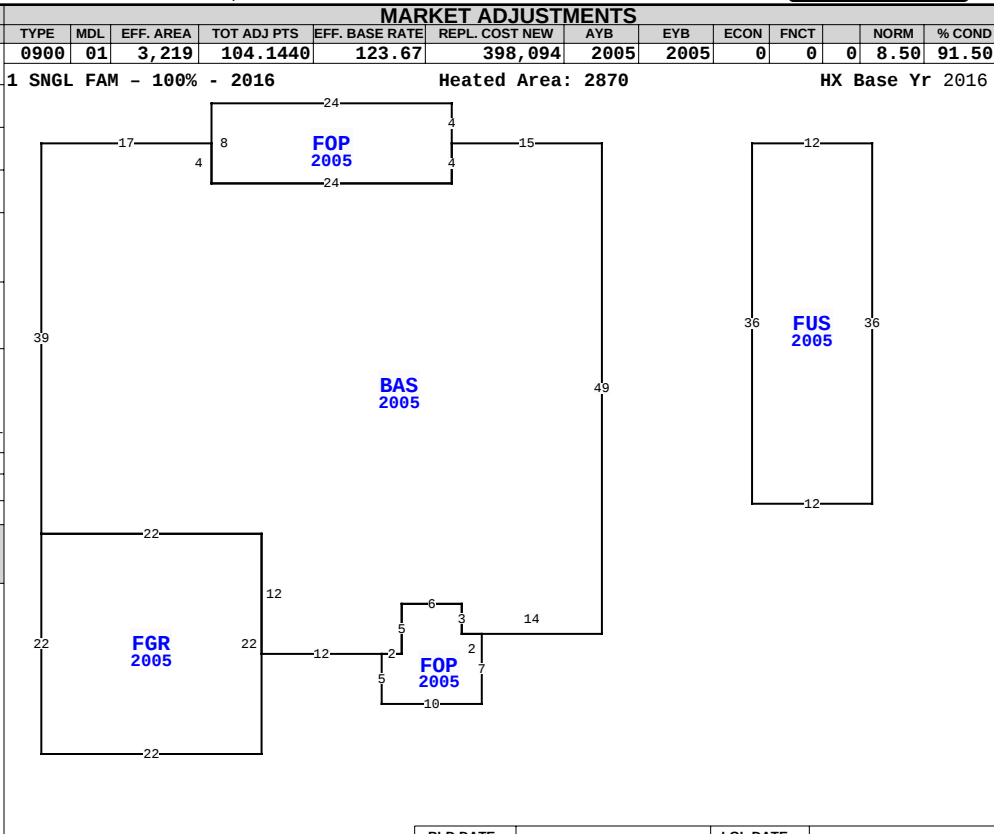
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2,438	275,879
FGR	484	55	266	30,100
FOP	84	30	25	2,829
FOP	192	30	58	6,563
FUS	432	100	432	48,884

TOTALS	3,630		3,219	364,256
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0471	VINYL FNC	0	100	0	244.00	LF	32.00	
3	0811	CONCRETE B	0	100	0	890.00	SF	5.20	
4	0911	SCRN RM A	0	100	8	192.00	SF	17.50	

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

REVIEW DATE	11/30/2022	BY	DJ
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TOTAL OB/XF									
12,390									
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 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					364,256				
TOTAL MARKET OB/XF VALUE					12,390				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					441,646				
SOH/AGL Deduction					161,006				
ASSESSED VALUE					280,640				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					230,640				
TOTAL JUST VALUE					441,646				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					348,194				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615467	REPAIR/RRF	8,000	11/07/2016
B17758	SCRN LANAI	6,788	10/31/2006
E14810	ELEC OTHER	2,000	04/01/2005
M09636	MECH OTHER	0	04/01/2005
R07506	REPAIR/RRF	2,800	04/01/2005
P09353	OTHER	0	04/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1978/1818	5/05/2015	WD	Q	I	02	265,000			
GRANTOR:ICE CHRISTINA B									
GRANTEE:WOMBLE ROBERT M JR									
1755/1778	9/09/2011	WD	U	I	40	185,000			
GRANTOR:SAGER ERIC M & MOIRA									
GRANTEE:ICE CHRISTINA B									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W15 FOP=[YR=2005] N4 W24 S8 E24 N4 \$ S4 W24 N4 W17 S39 FGR=[YR=2005] S22 E22 N22 W22 \$ E22 S12 E12 FOP=[YR=2005] S5 E10 N7 W2 N3 W6 S5 W2 \$ E2 N5 E6 S3 E14 N49 \$ PTR= E15 FUS=[YR=2005] E12 S36 W12 N36 \$ W15 \$.									