LOT 50
IN OR 1693/1364
FLORA PARKE #3 PB 6/402

SCHEELE KIMBERLY L
32175 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0050-0000

BUILDING CHARACTERISTICS

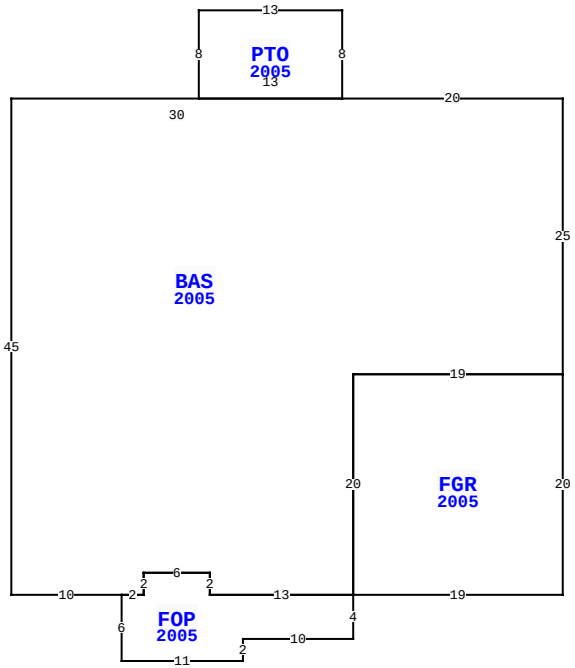
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,858	100	1,858	221,587
FGR	380	55	209	24,926
FOP	118	30	35	4,174
PTO	104	5	5	597
TOTALS	2,460		2,107	251,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,107	109.7600	130.34	274,626	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2011 Heated Area: 1858 HX Base Yr 2011



32175 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,283
TOTAL MARKET OB/XF VALUE		4,203
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		320,486
SOH/AGL Deduction		168,207
ASSESSED VALUE		152,279
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,279
TOTAL JUST VALUE		320,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10313	MECH OTHER	0	09/01/2005
E15565	ELEC OTHER	2,000	08/01/2005
P09929	OTHER	0	08/01/2005
R08046	REPAIR/RRF	2,800	08/01/2005
B15792	NEW CONSTR	135,838	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1693/1364	8/13/2010	WD	Q	I	02	165,000
GRANTOR: FROITZHEIM MARGARET &						
GRANTEE: SCHEELE KIMBERLY L						
1373/1487	12/13/2005	WD	Q	I		214,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FROITZHEIM MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 PTO=[YR=2005] N8 W13 S8 E13$ W30 S45 E10
FOP=[YR=2005] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2
E13 FGR=[YR=2005] E19 N20 W19 S20$ N20 E19 N25$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	929.00	SF	5.20	5.20	100	2005	2005	3	87	4,203	

LAND DESCRIPTION

TOTAL OB/XF 4,203

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS