LOT 55
IN OR 1340/712
FLORA PARKE #3 PB 6/402

TAYLOR KELLY L
32113 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0055-0000

BUILDING CHARACTERISTICS

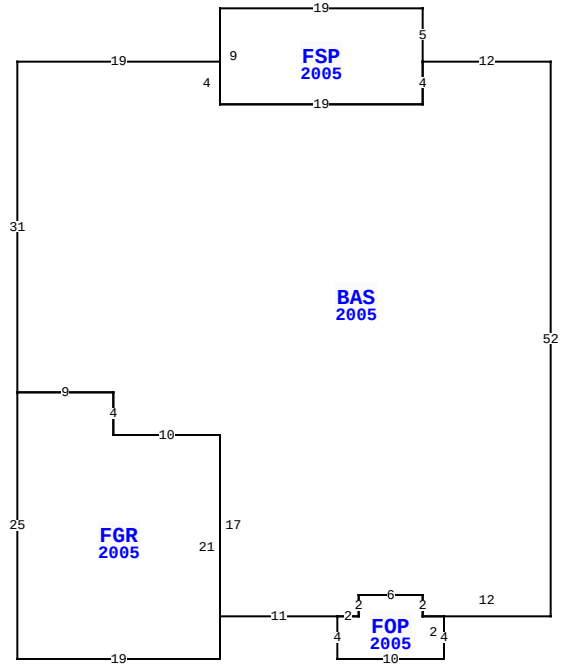
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,153	100	2,153	240,300
FGR	435	55	239	26,675
FOP	52	30	16	1,786
FSP	171	40	68	7,590
TOTALS	2,811		2,476	276,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,476	102.7200	121.98	302,022	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2006 Heated Area: 2153 HX Base Yr 2006



32113 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		276,350
TOTAL MARKET OB/XF VALUE		21,875
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		363,225
SOH/AGL Deduction		165,411
ASSESSED VALUE		197,814
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,814
TOTAL JUST VALUE		363,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14819	ELEC OTHER	2,000	04/01/2005
M09637	MECH OTHER	0	04/01/2005
P09166	OTHER	0	03/01/2005
R07263	REPAIR/RRF	2,800	02/01/2005
B14618	NEW CONSTR	157,188	02/01/2005
B0515234	SWIM POOL	26,000	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0712	8/09/2005	WD	Q	I		258,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TAYLOR KELLY L & DE						
1316/0019	5/09/2005	WD	U	V	07	100
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2005] N5 W19 S9 E19 N4$ S4 W19 N4 W19 S31 FGR=[YR=2005] S25 E19 N21 W10 N4 W9$ E9 S4 E10 S17 E11 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N52$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	2005	2005	3	87	3,863	
3	0471	VINYL FNC	0	100	0	0	184.00	LF	32.00	32.00	100	2005	2005	3	69	4,063	
4	0861	POOL GUNIT	0	100	0	0	297.00	SF	85.00	85.00	100	2005	2005	3	44	11,108	
5	0845	KOOL DECK	0	100	0	0	165.00	SF	7.25	7.25	100	2005	2005	3	87	1,041	

LAND DESCRIPTION

TOTAL OB/XF 21,875

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