LOT 57
FLORA PARKE #3 PB 6/402

GALL MARGARET T L/E/
32075 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0057-0000

BUILDING CHARACTERISTICS

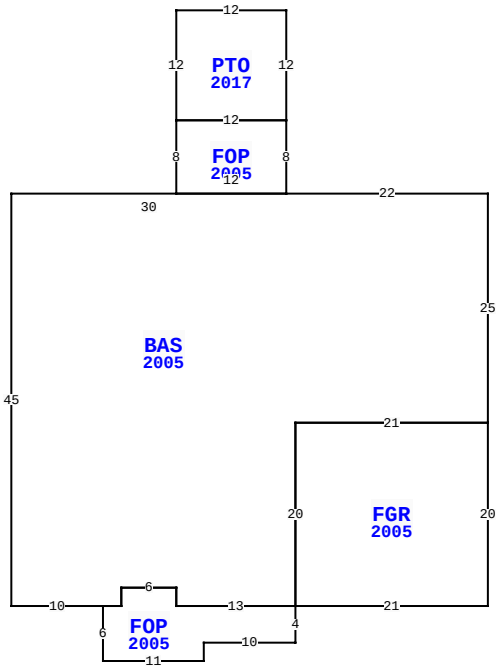
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	1,908	232,631
FGR	420	55	231	28,165
FOP	96	30	29	3,536
FOP	118	30	35	4,268
PTO	144	5	7	854
TOTALS	2,686		2,210	269,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	112.2100	133.25	294,482	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2018 Heated Area: 1908 HX Base Yr 2018



32075 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		269,451
TOTAL MARKET OB/XF VALUE		4,271
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		338,722
SOH/AGL Deduction		156,446
ASSESSED VALUE		182,276
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		77,276
TOTAL JUST VALUE		338,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17787	ADDITION	5,875	10/31/2006
E15313	ELEC OTHER	2,000	07/01/2005
M09982	MECH OTHER	0	07/01/2005
P0509664	OTHER	0	06/01/2005
R0507796	REPAIR/RRF	2,800	06/01/2005
B0515463	NEW CONSTR	136,798	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1587	6/21/2021	QC	U	I	11	100
GRANTOR: GALL MARGARET T						
GRANTEE: RAHBERG LESLIE						
2142/0749	8/24/2017	WD	Q	I	01	255,000
GRANTOR: WEINGARTNER GARY J &						
GRANTEE: GALL MARGARET T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] N8 PTO=[YR=2017] N12 W12 S12 E12$ W12 S8 E12$ W30 S45 E10 FOP=[YR=2005] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 FGR=[YR=2005] E21 N20 W21 S20$ N20 E21 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	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	2005	2005	3	87	3,490	
2	0911	SCRN RM A	0	100	12	12	144.00	SF	17.50	17.50	100	2006	2006	3	31	781	

LAND DESCRIPTION

TOTAL OB/XF 4,271

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 04/25/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS