

LOT 59
IN OR 1571/955
FLORA PARKE #3 PB 6/402

FERREIRA MELANIE J REVOC TRUST/FERREIRA MELANIE J
32035 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0059-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 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
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NEIGHBORHOOD/LOC	4041.00
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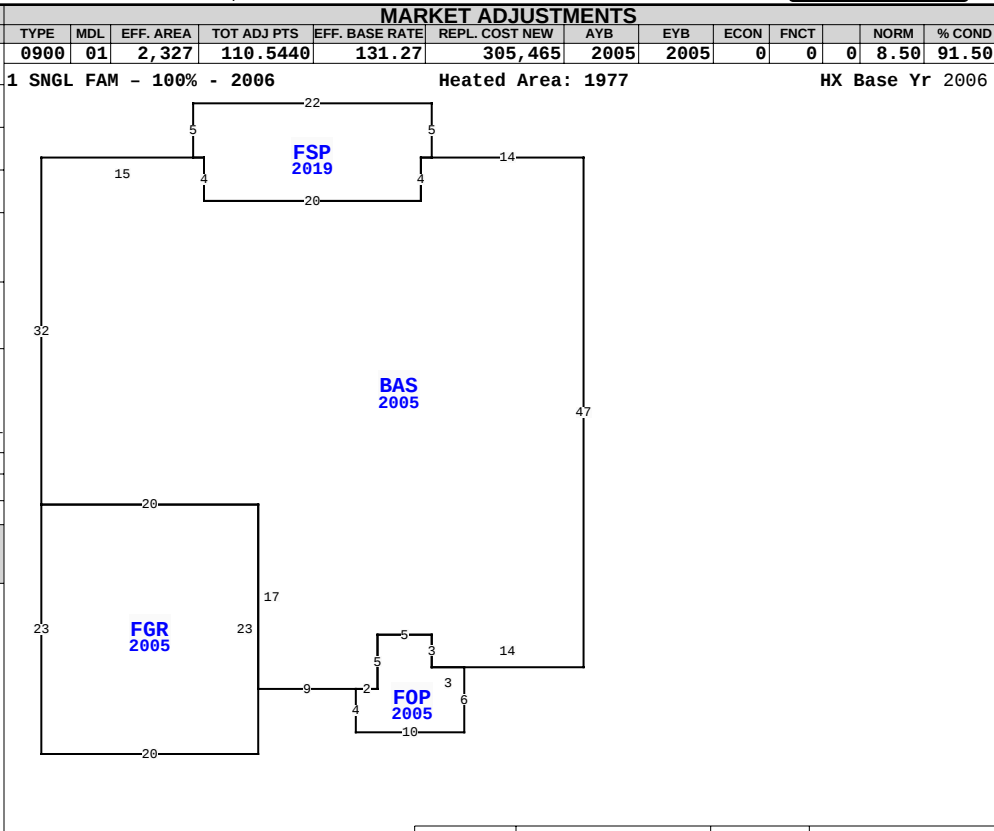
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	1,977	237,462
FGR	460	55	253	30,388
FOP	71	30	21	2,523
FSP	190	40	76	9,129

TOTALS	2,698	2,327	279,500
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	11/18/2019	BY	KWA
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32035 GRAND PARKE BLVD, FERNANDINA BEACH
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32035 GRAND PARKE BLVD, FERNANDINA BEACH							TIME DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
920.00	SF	5.20	5.20	100	2005	2005	3	87	4,162	
175.00	LF	32.00	32.00	100	2005	2005	3	69	3,864	
1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
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TOTAL OB/XF												9,826	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL	
		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00		

Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,500	
TOTAL MARKET OB/XF VALUE		9,826	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		354,326	
SOH/AGL Deduction		165,074	
ASSESSED VALUE		189,252	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		139,252	
TOTAL JUST VALUE		354,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15905	ELEC OTHER	2,000	10/01/2005
M10408	MECH OTHER	0	10/01/2005
P09976	OTHER	0	09/01/2005
R08160	REPAIR/RRF	2,800	08/01/2005
B15945	NEW CONSTR	148,298	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1571/0955	6/12/2008	WD	U	I	01
GRANTOR: FERREIRA MELANIE J					
GRANTEE: FERREIRA MELANIE J					
1378/0001	12/30/2005	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: FERREIRA MELANIE J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FSP=[YR=2019] N5 W22 S5 E1 S4 E20 N4 E1 \$ W1 S4 W20 N4 W15 S32 FGR=[YR=2005] S23 E20 N23 W20 \$ E20 S17 E9 FOP=[YR=2005] S4 E10 N6 W3 N3 W5 S5 W2 \$ E2 N5 E5 S3 E14 N47 \$.											