

LOT 81
IN OR 1415/1337
FLORA PARKE #3 PB 6/402

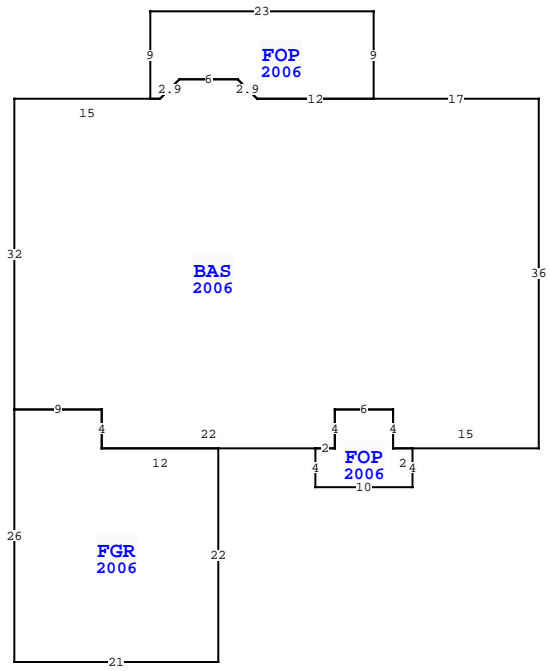
FRIED HELGA
32422 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0081-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
BAS	1,900	100	1,900
FGR	498	55	274
FOP	64	30	19
FOP	191	30	57
TOTALS	2,653		2,250
			260,158

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,250	105.8400	125.68	282,780	2006	2006	0	0	0	8.00	92.00
1 SNGL FAM - 100% - 2008 Heated Area: 1900 HX Base Yr 2008												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	260,158		
TOTAL MARKET OB/XF VALUE	20,596		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	345,754		
SOH/AGL Deduction	155,854		
ASSESSED VALUE	189,900		
TOTAL EXEMPTION VALUE	HX HB SX	100,000	
BASE TAXABLE VALUE	89,900		
TOTAL JUST VALUE	345,754		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	276,238		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006273	H/AC	2,200	08/01/2020
B0617773	ADDITION	5,100	05/01/2006
B17209	SWIM POOL	25,000	02/01/2006
M10918	MECH OTHER	0	01/01/2006
C16817	CO ISSUED	144,164	12/01/2005
E16454	ELEC OTHER	2,000	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1337	5/30/2006	WD Q	Q	I		284,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRIED HELGA						
1352/0001	9/22/2005	WD U	V	19		39,800
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES																
L N	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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0812	CONCRETE C	0	100	0	1,193.00	SF	4.00	4.00	100	2006	2006	3	88	4,199	
3	0861	POOL GUNIT	0	100	0	233.00	SF	85.00	85.00	100	2006	2006	3	48	9,506	
4	0845	KOOL DECK	0	100	0	375.00	SF	7.25	7.25	100	2006	2006	3	88	2,393	
5	0910	SCRN RM L	0	100	18	576.00	SF	15.00	15.00	100	2006	2006	3	31	2,678	
TOTALS													20,596			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								