

LOT 82
IN OR 2217/104
FLORA PARKE #3 PB 6/402

DARBY FAMILY TRUST/DARBY EVAN R JR TRUSTEE
2942 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0082-0000



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	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
NEIGHBORHOOD/LOC	4041.00	

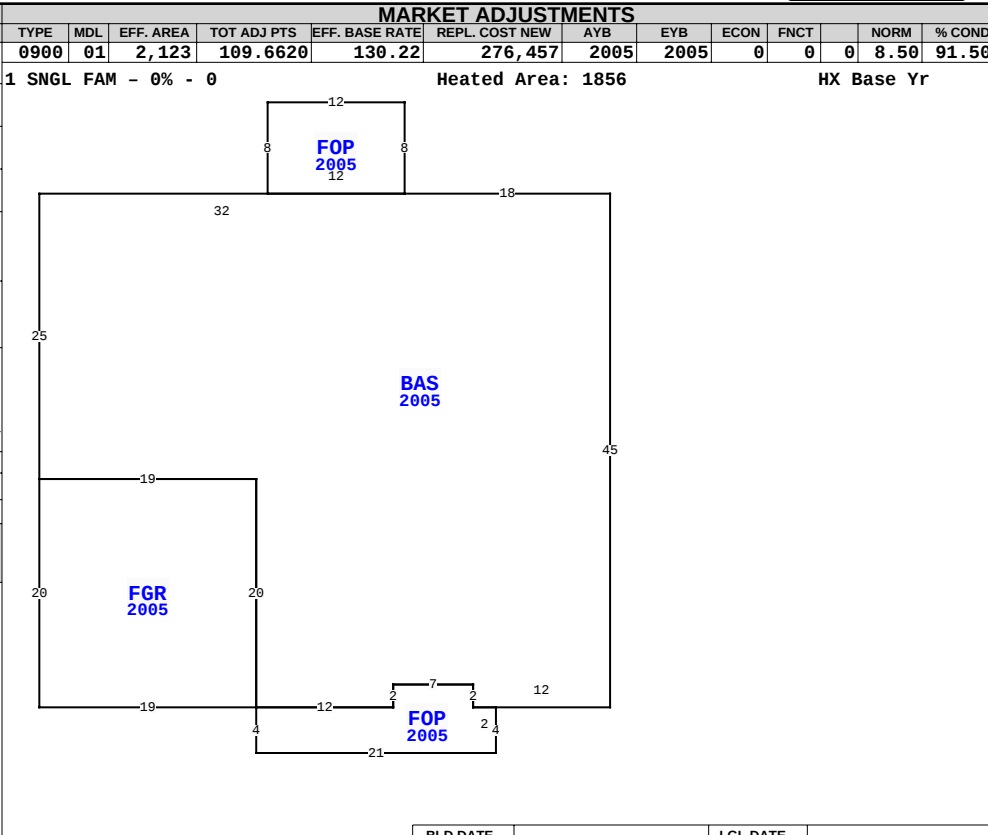
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	221,145
FGR	380	55	209	24,903
FOP	96	30	29	3,455
FOP	98	30	29	3,455

TOTALS	2,430		2,123	252,958
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	928.00	SF	5.20	5.20	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00

REVIEW DATE 04/23/2018 BY KWX



32408 GRAND PARKE BLVD, FERNANDINA BEACH

TOTAL OB/XF											
4,198											

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Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	252,958		
TOTAL MARKET OB/XF VALUE	4,198		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	322,156		
SOH/AGL Deduction	66,783		
ASSESSED VALUE	255,373		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	255,373		
TOTAL JUST VALUE	322,156		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	259,811		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15904	ELEC OTHER	2,000	10/01/2005
M10356	MECH OTHER	0	09/01/2005
P09964	OTHER	0	09/01/2005
R08128	REPAIR/RRF	2,800	08/01/2005
B15905	NEW CONSTR	136,765	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2217/0104	8/06/2018	QC	U	I	11
GRANTOR: DARBY EVAN R JR & CON					
GRANTEE: DARBY FAMILY TRUST					
2152/0123	10/16/2017	WD	Q	I	01
GRANTOR: HERTZ LAWRENCE R & JO					
GRANTEE: DARBY EVAN R JR & C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W18FOP=[YR=2005] N8W12S8E12S W32S25FGR=[YR=2005] S20E19N20W19S\$E19 S20FOP=[YR=2005] S4E21N4W2N2W7S2W12\$ E12N2E7S2E12N45\$.											

OTHER ADJUSTMENTS AND NOTES											

Common: 65,000 PRINTED 08/02/2023 BY SYS