

LOT 84
IN OR 1832/338
FLORA PARKE #3 PB 6/402

KOLEMBA GREGORY J & JENNIFER A
32374 GRANDE PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0084-0000



BUILDING CHARACTERISTICS	
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 Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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		

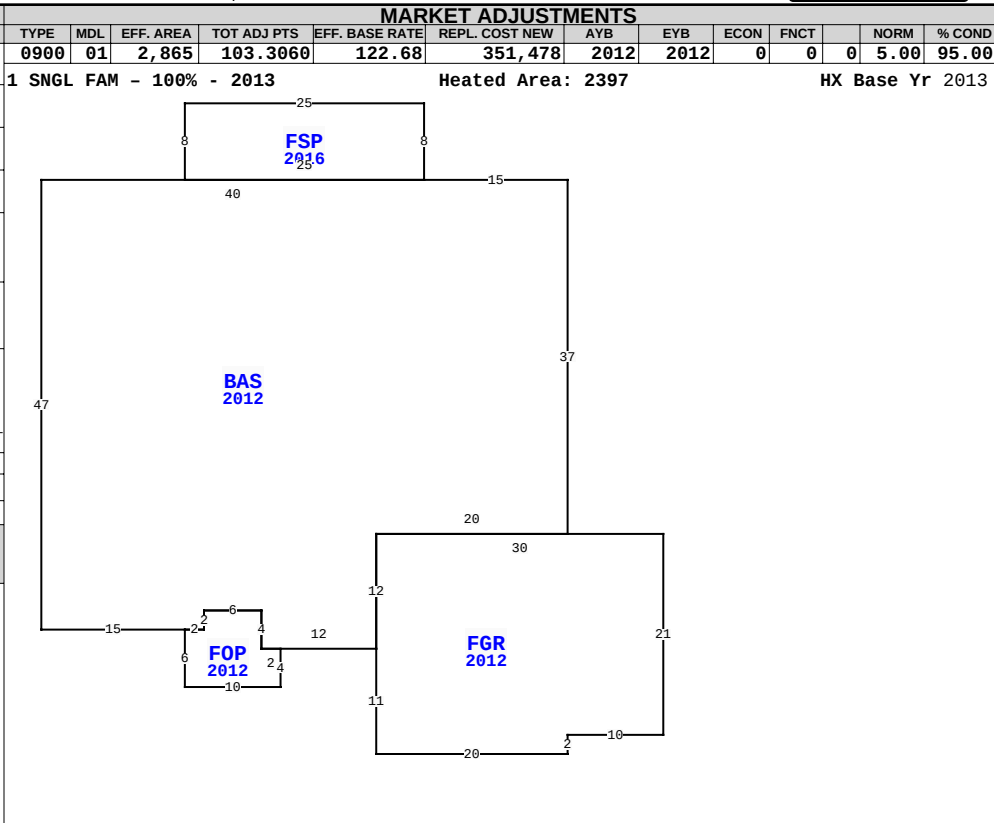
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2,397	279,361
FGR	670	55	368	42,889
FOP	68	30	20	2,331
FSP	200	40	80	9,323

TOTALS	3,335	2,865	333,904
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2012
2	0812	CONCRETE C	0 100	0	0	1,208.00	SF	4.00	4.00	100	2012
3	0911	SCRN RM A	0 100	0	0	1,210.00	SF	17.50	17.50	100	2017
4	0866	POOL FIBER	0 100	0	0	240.00	SF	72.00	72.00	100	2017
5	0855	CONC PAVER	0 100	0	0	970.00	SF	7.00	7.00	100	2017
6	0855	CONC PAVER	0 100	0	0	297.00	SF	7.00	7.00	100	2017

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/05/2018 BY KW



TOTAL OB/XF											
48,039											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,904	
TOTAL MARKET OB/XF VALUE		48,039	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		446,943	
SOH/AGL Deduction		188,050	
ASSESSED VALUE		258,893	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		208,893	
TOTAL JUST VALUE		446,943	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170915	SWIM POOL	40,000	03/01/2017
B26239	CO ISSUED	0	12/19/2012
E25317	NEW CONSTR	0	08/01/2012
E25333	NEW CONSTR	0	08/01/2012
P16048	NEW CONSTR	0	08/01/2012
B26239	NEW CONSTR	267,711	08/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1832/0338	12/20/2012	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: KOLEMBA GREGORY J J					
1316/1604	5/11/2005	WD U	V	19	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2012]	W15	FSP=[YR=2016]	N8	W25	S8
FOP=[YR=2012]	S6	E10	N4	W2	N4
FGR=[YR=2012]	S11	E20	N2	E10	N21

OTHER ADJUSTMENTS AND NOTES											

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