LOT 87
IN OR 1462/1618
FLORA PARKE #3 PB 6/402

YOUNG KENNETH H & GLENDA M
32330 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0087-0000

BUILDING CHARACTERISTICS

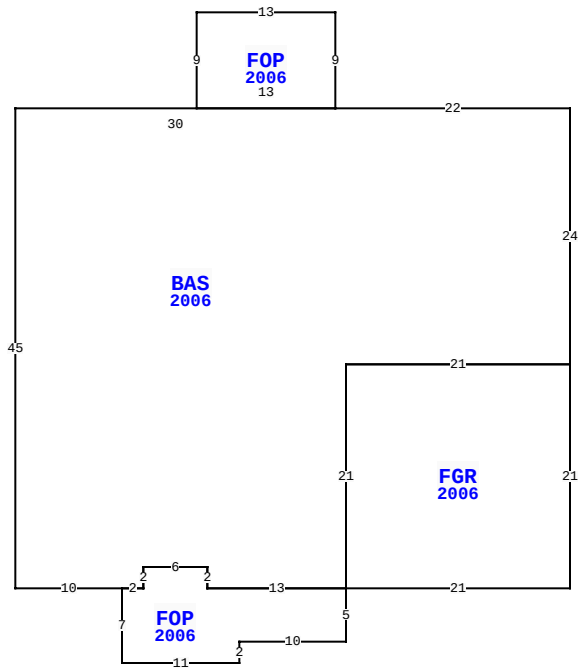
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,887	100	1,887	241,809
FGR	441	55	243	31,139
FOP	117	30	35	4,485
FOP	139	30	42	5,382
TOTALS	2,584		2,207	282,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	116.0320	137.79	304,103	2006	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2013 Heated Area: 1887 HX Base Yr 2013



32330 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,816
TOTAL MARKET OB/XF VALUE		11,265
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,081
SOH/AGL Deduction		164,713
ASSESSED VALUE		194,368
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,368
TOTAL JUST VALUE		359,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909537	WINDOWS (9)	6,339	11/01/2019
E17883	NEW CONSTR	2,000	08/01/2006
M11929	H/AC	0	08/01/2006
C18231	CO ISSUED	161,238	07/01/2006
P11383	NEW CONSTR	0	07/01/2006
R09544	REPAIR/RRF	2,800	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1618	12/04/2006	WD	Q	I		309,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YOUNG KENNETH H & G						
1411/0699	5/11/2006	WD	U	V	19	135,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N24 W22 FOP=[YR=2006] N9 W13 S9 E13$W30 S45 E10 FOP=[YR=2006] S7 E11 N2 E10 N5 W13 N2 W6 S2 W2$E2N2E6S2E13 N21 E21$W21S21E21$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2006	2006	3	88	378	
3	0810	CONCRETE A	0	100	60	16	960.00	SF	6.50	6.50	100	2006	2006	3	88	5,491	
4	0462	ST/AL FNC	0	100	175	0	700.00	SF	10.00	10.00	100	2006	2006	3	48	3,360	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 11,265

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	000134	C	SFR POND	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