LOT 88
IN OR 1761/1572
FLORA PARKE #3 PB 6/402

CARTER MELANIE
32316 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-0551-0088-0000**

## BUILDING CHARACTERISTICS

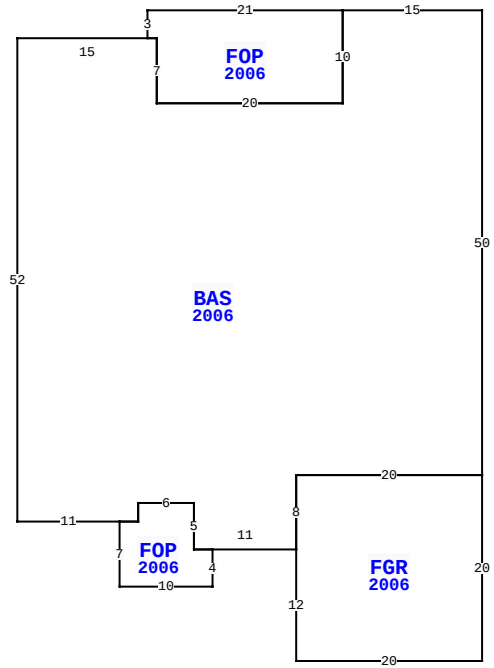
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,426 | 100 | 2,426 | 277,339 |
| FGR | 400 | 55 | 220 | 25,150 |
| FOP | 76 | 30 | 23 | 2,629 |
| FOP | 203 | 30 | 61 | 6,974 |
| TOTALS | 3,105 | | 2,730 | 312,092 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,730 | 104.6400 | 124.26 | 339,230 | 2006 | 2006 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2015 Heated Area: 2426 HX Base Yr 2015




32316 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 | | 312,092 |
| TOTAL MARKET OB/XF VALUE | | 5,983 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 383,075 |
| SOH/AGL Deduction | | 145,502 |
| ASSESSED VALUE | | 237,573 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 187,573 |
| TOTAL JUST VALUE | | 383,075 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 308,238 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10804 | MECH OTHER | 0 | 12/01/2005 |
| C16534 | CO ISSUED | 176,172 | 11/01/2005 |
| B16534 | NEW CONSTR | 176,172 | 11/01/2005 |
| E16159 | ELEC OTHER | 2,000 | 11/01/2005 |
| P10342 | OTHER | 0 | 11/01/2005 |
| R08540 | REPAIR/RRF | 2,800 | 11/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1761/1572 | 10/21/2011 | WD | U | I | 38 | 175,000 |
| GRANTOR: PHAM CAM THI NGOC & | | | | | | |
| GRANTEE: CARTER MELANIE | | | | | | |
| 1403/0230 | 4/11/2006 | WD | Q | I | | 286,200 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: PHAM CAM THI NGOC & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W15 FOP=[YR=2006] W21 S3 E1 S7 E20 N10$ S10 W20 N7 W15 S52 E11 FOP=[YR=2006] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2006] S12 E20 N20 W20 S8$ N8 E20 N50$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 801.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 88 | 3,665 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 29 | 3 | 87.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 498 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 91 | 1,820 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,983

| 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS