LOT 92
IN OR 1413/1769
FLORA PARKE #3 PB 6/402

BICKEL GARY & DIANA
32254 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0551-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

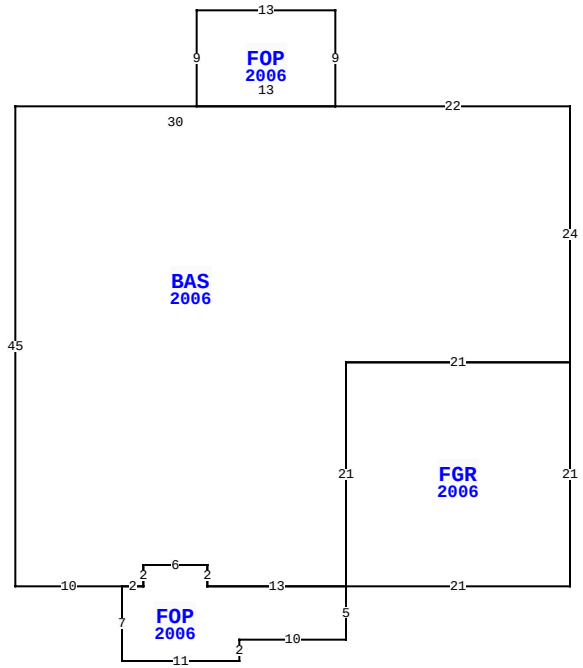
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,887	100	1,887	226,067
FGR	441	55	243	29,112
FOP	117	30	35	4,193
FOP	139	30	42	5,031
TOTALS	2,584		2,207	264,404

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	109.6620	130.22	287,396	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 1887 HX Base Yr 2007



32254 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,404
TOTAL MARKET OB/XF VALUE		11,561
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,965
SOH/AGL Deduction		159,600
ASSESSED VALUE		181,365
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		131,365
TOTAL JUST VALUE		340,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105902	(6) WINDOWS	5,919	05/10/2021
M10898	H/AC	0	01/01/2006
C16734	CO ISSUED	141,380	12/01/2005
E16368	NEW CONSTR	2,000	12/01/2005
R08647	REPAIR/RRF	2,800	12/01/2005
P10456	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1769	5/22/2006	WD	Q	I		255,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BICKEL GARY & DIANA						
1355/0705	10/04/2005	WD	U	V	19	78,000
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$W30 S45 E10 FOP=[YR=2006] S7 E11 N2 E10 N5 W13 N2 W6 S2 W2$E2N2 E6 S2 E13 N21 E21$W21 S21 E21$.

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	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2010	2010	3	81	3,629	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 11,561

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	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							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS