LOT 132
FLORA PARKE 2B PB 6/255

WILSON WENDY IRENE
85139 FLORIDIAN DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0132-0000

BUILDING CHARACTERISTICS

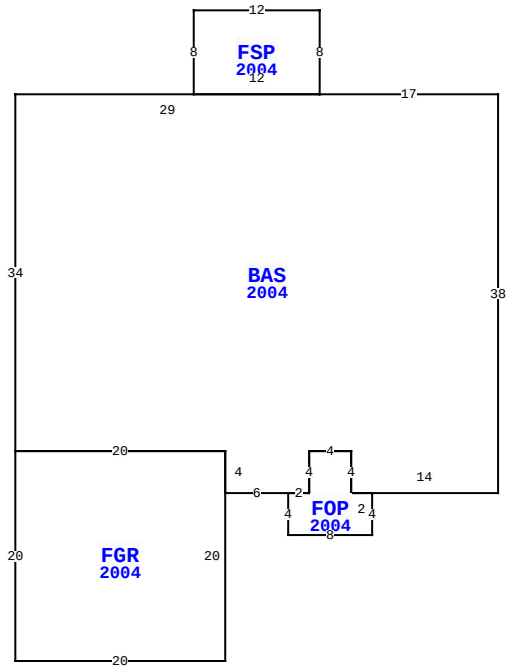
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,652	100	1,652	199,620
FGR	400	55	220	26,583
FOP	48	30	14	1,691
FSP	96	40	38	4,592
TOTALS	2,196		1,924	232,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,924	106.8200	133.52	256,892	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1652 HX Base Yr



31025 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 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	232,487
TOTAL MARKET OB/XF VALUE	9,178
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	316,665
SOH/AGL Deduction	58,657
ASSESSED VALUE	258,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,008
TOTAL JUST VALUE	316,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1094	6/03/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WILSON WENDY IRENE						
2314/0573	10/21/2019	WD	Q	I	02	224,000
GRANTOR: VANTOMME JOHN & JANET						
GRANTEE: GILVEY WENDY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FSP=[YR=2004] N8 W12 S8 E12$ W29 S34
FGR=[YR=2004] S20 E20 N20 W20$ E20 S4 E6 FOP=[YR=2004] S4 E8
N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E14 N38$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	579.00	SF	5.20	5.20	100	2004	2004	3	84	2,529	
3	0476	VF 6 SBPL	0	0	0	0	125.00	LF	32.00	32.00	100	2012	2012	3	83	3,320	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 9,178

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS