



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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

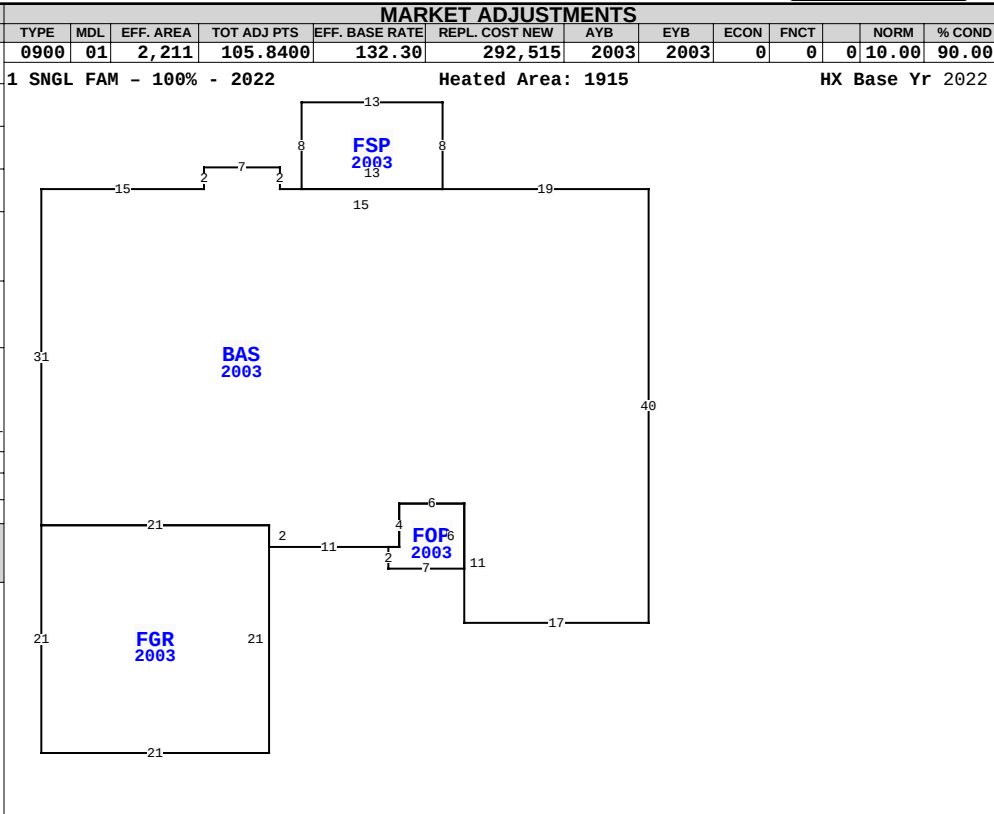
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	228,020
FGR	441	55	243	28,934
FOP	38	30	11	1,310
FSP	104	40	42	5,001

TOTALS	2,498		2,211	263,264
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	881.00	SF	5.20	5.20	
3	0471	VINYL FNC	0	100	0	0	133.00	LF	32.00	32.00	
4	0462	ST/AL FNC	0	100	0	0	316.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



31053 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	881.00	SF	5.20	5.20	100	2003	2003	3	83	3,802	
3	0471	VINYL FNC	0	100	0	0	133.00	LF	32.00	32.00	100	2003	2003	3	61	2,596	
4	0462	ST/AL FNC	0	100	0	0	316.00	SF	10.00	10.00	100	2003	2003	3	32	1,011	
5	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2003	2003	3	83	1,214	

TOTAL OB/XF											
11,668											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,264	
TOTAL MARKET OB/XF VALUE		11,668	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		349,932	
SOH/AGL Deduction		112,707	
ASSESSED VALUE		237,225	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		187,225	
TOTAL JUST VALUE		349,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310845	NEW CONSTR	142,892	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2601/1376	11/03/2022	QC	U	I	11
GRANTOR: OVERTON SANDRA (60% I					
GRANTEE: OVERTON SANDRA & NI					
2488/1468	8/13/2021	FJ	U	I	11
GRANTOR: BAIA ANTHONY J EST					
GRANTEE: OVERTON SANDRA & NI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W19 FSP=[YR=2003] N8 W13 S8 E13 \$ W15 N2 W7 S2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21 \$ E21 S2 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1 \$ E1 N4 E6 S11 E17 N40 \$.											