

LOT 137
IN OR 1581/967
FLORA PARKE 2B PB 6/255

DARLING KENNETH L & FRANCES K
31069 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0137-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

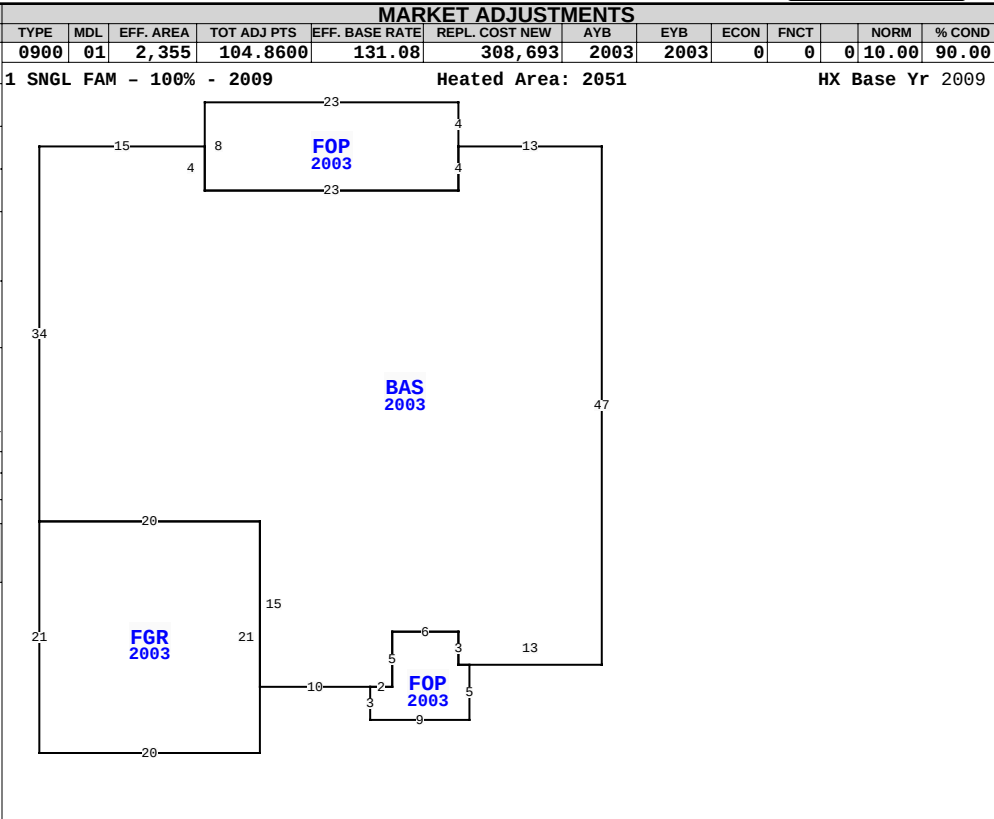
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2,051	241,961
FGR	420	55	231	27,251
FOP	59	30	18	2,123
FOP	184	30	55	6,488

TOTALS	2,714		2,355	277,824
--------	-------	--	-------	---------

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	630.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	

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	



31069 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	630.00	SF	5.20	5.20	100	2003	2003	3	83	2,719	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2004	2004	3	64	3,195	

TOTAL OB/XF											
8,959											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		277,824	
TOTAL MARKET OB/XF VALUE		8,959	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		361,783	
SOH/AGL Deduction		174,059	
ASSESSED VALUE		187,724	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		137,724	
TOTAL JUST VALUE		361,783	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1708266	REPAIR/RRF	11,750	12/01/2017
B0210286	NEW CONSTR	148,232	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1581/0967	8/18/2008	WD Q	I		
GRANTOR: REEVES ANTHONY P & TH					SALE PRICE
GRANTEE: DARLING KENNETH L &					208,500
1114/1202	2/20/2003	WD Q	V		
GRANTOR: SEDA CONSTRUCTION COM					158,000
GRANTEE: REEVES ANTHONY & TH					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2003] W13 FOP=[YR=2003] N4 W23 S8 E23 N4\$ S4 W23 N4 W15 S34 FGR=[YR=2003] S21 E20 N21 W20 \$ E20 S15 E10 FOP=[YR=2003] S3 E9 N5 W1 N3 W6 S5 W2 \$ E2 N5 E6 S3 E13 N47 \$.											