



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	2,266	100	2,266	253,340
BAS	192	100	192	21,466
FGR	441	55	243	27,167
FOP	66	30	20	2,236
TOTALS	2,965		2,721	304,209

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	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	606.00	SF	5.20	5.20	

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	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,721	99.7440	124.68	339,254	2002	2002	0	0	10.33	89.67
1 SNGL FAM - 0% - 0 Heated Area: 2458 HX Base Yr											
31105 GRASSY PARKE DR, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	304,209		
TOTAL MARKET OB/XF VALUE	5,594		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	384,803		
SOH/AGL Deduction	35,704		
ASSESSED VALUE	349,099		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	349,099		
TOTAL JUST VALUE	384,803		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	361,280		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209692	NEW CONSTR	165,217	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/0024	8/26/2021	WD	Q	I	01	354,100
GRANTOR: DOUGLAS CURT L						
GRANTEE: BRUNO MANDY N & PAU						
2446/0710	3/23/2021	QC	U	I	11	100
GRANTOR: DOUGLAS VIVIENNE M						
GRANTEE: DOUGLAS CURT L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W13 BAS=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W16 S40 FGR=[YR=2002] S21 E21 N21 W21\$ E21 S10 E10 FOP=[YR=2002] S4 E9 N9 W6 S5 W3\$ E3 N5 E6 S1 E13 N46\$.											