LOT 144
FLORA PARKE 2B PB 6/255

CUNAT MARC NEIL & BRINDA FOWLER
31155 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0144-0000

BUILDING CHARACTERISTICS

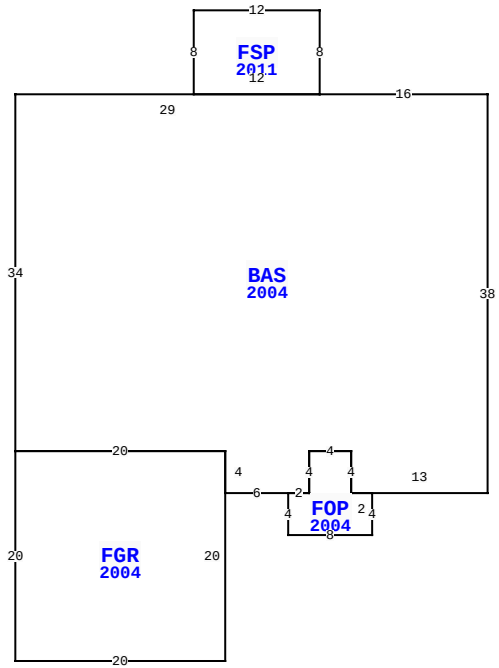
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,614	100	1,614	204,523
FGR	400	55	220	27,878
FOP	48	30	14	1,774
FSP	96	40	38	4,816
TOTALS	2,158		1,886	238,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,886	112.0140	140.02	264,078	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 1614 HX Base Yr 2023



31155 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		238,991
TOTAL MARKET OB/XF VALUE		10,810
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		324,801
SOH/AGL Deduction		11,324
ASSESSED VALUE		313,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,477
TOTAL JUST VALUE		324,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703990	REPAIR/RRF	8,250	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2291/1926	7/19/2019	WD	Q	I	01	252,000
GRANTOR: CURTIS DEBORAH A						
GRANTEE: CUNAT MARC NEIL & B						
1977/0398	4/23/2015	QC	U	I	11	100
GRANTOR: CURTIS JAMES						
GRANTEE: CURTIS DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2011] 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 E13 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	0811	CONCRETE B	0	100	0	0	653.00	SF	5.20	5.20	100	2004	2004	3	84	2,852	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2006	2006	3	69	2,650	
4	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00	10.00	100	2021	2021	3	99	2,228	

LAND DESCRIPTION

TOTAL OB/XF 10,810

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

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS