

DOMBKOWSKI ETHAN T & CLAUDIA X
31163 GRASSY PARK DRIVE
FERNANDINA BEACH, FL 32034

2024



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

1,594

100

1,594

194,387

FGR

420

55

231

28,170

FOP

48

30

14

1,708

FOP

88

30

26

3,171

TOTALS

2,150

1,865

227,435

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/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

673.00

SF

5.20

5.20

100

2004

2004

3

84

2,940

3

0855

CONC PAVER

0

0

0

0

380.00

SF

10.00

10.00

100

2010

2010

3

91

3,458

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

01/06/2023

BY

DJA

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,865

107.8000

134.75

251,309

2004

2004

0

0

0

9.50

90.50

1 SNGL FAM - 0% - 0

Heated Area: 1594

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2024

MLU

31163 GRASSY PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

227,435

TOTAL MARKET OB/XF VALUE

9,478

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

311,913

SOH/AGL Deduction

57,911

ASSESSED VALUE

254,002

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

254,002

TOTAL JUST VALUE

311,913

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

291,873

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1225/1385

4/27/2004

WD

U

I

07

100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: DOMBKOWSKI ETHAN T

1216/0970

3/18/2004

WD

Q

I

144,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: DOMBKOWSKI ATHAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N8 W11 S8 E11\$ W28 S38 E11
FOP=[YR=2004] S4 E8 N4 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E8
FGR=[YR=2004] S16 E20 N21 W20 S5\$ N5 E20 N33\$.