LOT 148
IN OR 1855/1294
FLORA PARKE 2B PB 6/255

EHRHART JONATHAN D & JENNIFER A
13020 CHESTNUT LN
BEAUMONT, TX 77713

2024

25-2N-28-0550-0148-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

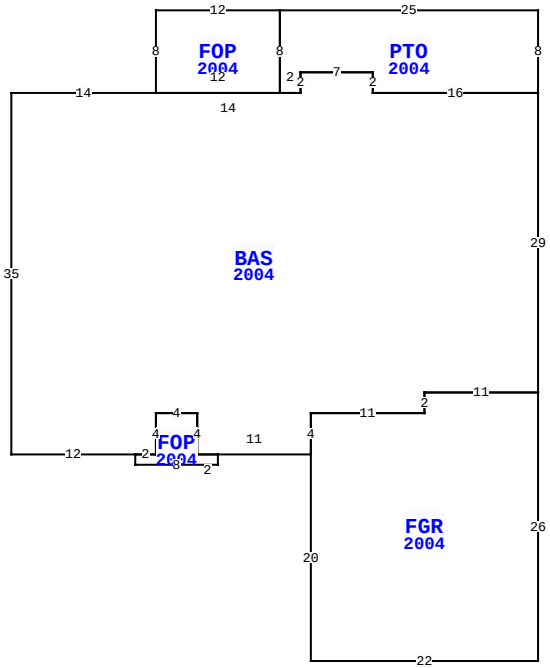
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,673	100	1,673	197,889
FGR	550	55	302	35,722
FOP	24	30	7	828
FOP	96	30	29	3,430
PTO	186	5	9	1,064
TOTALS	2,529		2,020	238,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	110.3480	137.94	278,639	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2014 Heated Area: 1673 HX Base Yr 2014



31177 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,933
TOTAL MARKET OB/XF VALUE		7,557
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		321,490
SOH/AGL Deduction		141,177
ASSESSED VALUE		180,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,313
TOTAL JUST VALUE		321,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1855/1294	5/06/2013	WD	Q	I	01	155,000
GRANTOR: PULTE CONSTANCE M						
GRANTEE: EHRHART JONATHAN D						
1475/1191	1/31/2007	WD	Q	I		244,000
GRANTOR: STOUTER STEPHEN D & T						
GRANTEE: PULTE CONSTANCE M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W25 FOP=[YR=2004] W12 S8 BAS=[YR=2004] W14 S35 E12 FOP=[YR=2004] S1 E8 N1 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E11 FGR=[YR=2004] S20 E22 N26W11 S2 W11 S4$N4 E11 N2 E11 N29 W16 N2 W7 S2 W14$ E12 N8$ S8 E2 N2 E7 S2 E16 N8$.

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	933.00	SF	5.20	5.20	100	2004	2004	3	84	4,075	
2	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	100	2004	2004	3	64	3,482	

LAND DESCRIPTION

TOTAL OB/XF 7,557

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