



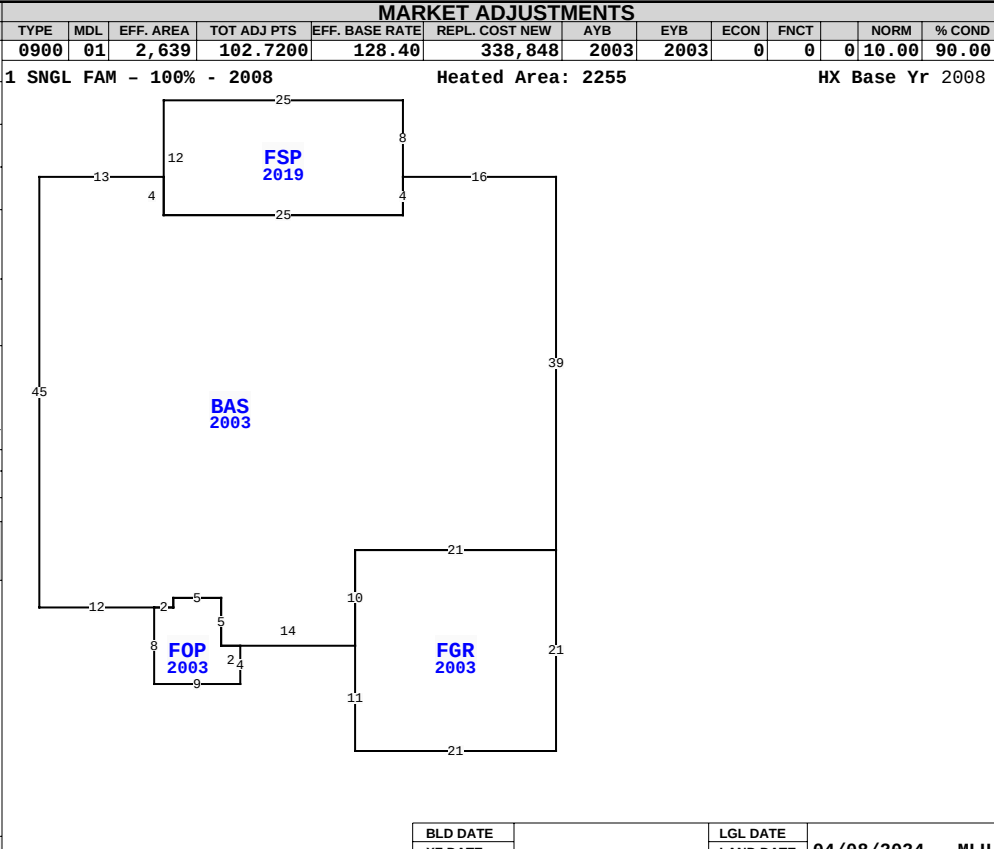
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,255	100	2,255	260,588
FGR	441	55	243	28,081
FOP	69	30	21	2,426
FSP	300	40	120	13,867
TOTALS	3,065		2,639	304,963

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	2003	2003
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2010	2010

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



31179 GRASSY PARKE DR, FERNANDINA BEACH, FL 32034													
TOTAL OB/XF 4,519													

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			304,963
TOTAL MARKET OB/XF VALUE			4,519
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			384,482
SOH/AGL Deduction			186,337
ASSESSED VALUE			198,145
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			148,145
TOTAL JUST VALUE			384,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801728	REPAIR/RRF	13,600	02/01/2018
B0311536	NEW CONSTR	165,087	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1216	11/19/2021	LE	U	I	11	100
GRANTOR:WEIGEL JOSEPH F & PAT						
GRANTEE:WEIGEL WILLIAM & EM						
1500/1582	5/24/2007	TD	Q	I		260,000
GRANTOR:MORRIS GEORGE B TRUST						
GRANTEE:WEIGEL JOSEPH F & P						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] W16 FSP=[YR=2019] N8 W25 S12 E25 N4\$ S4 W25 N4 W13 S45 E12 FOP=[YR=2003] S8 E9 N4 W2 N5 W5 S1 W2\$ E2 N1 E5 S5 E14 FGR=[YR=2003] S11 E21 N21 W21 S10\$ N10 E21 N39\$.													