



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

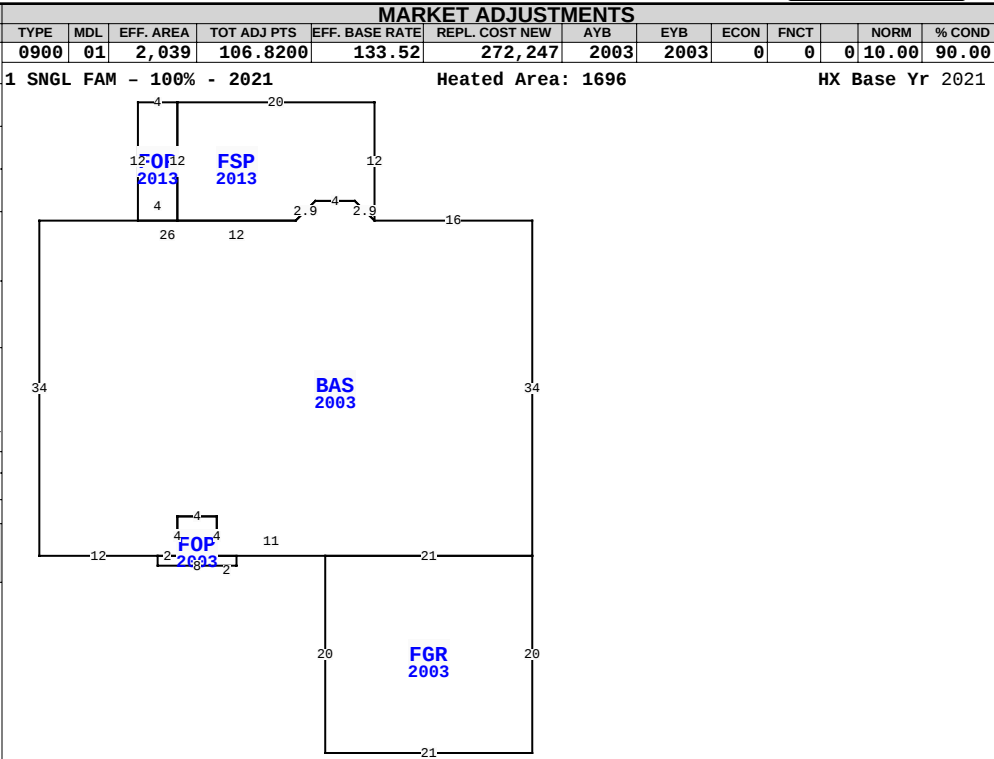
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	203,805
FGR	420	55	231	27,759
FOP	24	30	7	842
FOP	48	30	14	1,682
FSP	228	40	91	10,935

TOTALS	2,416		2,039	245,022
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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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



31178 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
11,556											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,022	
TOTAL MARKET OB/XF VALUE		11,556	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		331,578	
SOH/AGL Deduction		130,746	
ASSESSED VALUE		200,832	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		150,832	
TOTAL JUST VALUE		331,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326997	REMODEL	0	12/01/2013
B1327985	ADDITION	15,800	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0953	6/09/2020	WD	Q	I	01	258,000
GRANTOR: SCARBORO BRENDA G & J						
GRANTEE: PETERSON ANGELA M						
1830/1121	12/18/2012	QC	U	I	11	100
GRANTOR: SHRADER GEORGE E						
GRANTEE: STIVERS BRENDA G &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W16FSP=[YR=2013] N12 W20 FOP=[YR=2013] W4 S12 E4 N12 \$ S12 E12 U2 R2 E4 D2 R2 \$ U2 L2 W4 D2 L2 W26 S34E12 FOP=[YR=2003] S1 E8 N1 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E11 FGR=[YR=2003] S20 E21 N20 W21\$ E21 N34\$.											