

STANLEY KAREN M/STANLEY GEORGE W
31174 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		20	FACE BRICK 100		0900	01	2,349	105.8400	132.30	310,773	2002	2002	0	0	0	15.75	84.25	VALUATION BY																					
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2024													Heated Area: 1991																					
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2024																					
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	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	1,991	100	1,991	221,922																																			
FGR	520	55	286	31,879																																			
FOP	47	30	14	1,560																																			
FOP	172	30	52	5,796																																			
PTO	120	5	6	669																																			
TOTALS		2,850		2,349	261,826																																		
EXTRA FEATURES					31174 GRASSY PARKE DR, FERNANDINA BEACH																																		
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																								
2	0812	CONCRETE C	0 100	0	0	1,252.00	SF	4.00	4.00	100	2002	2002	3	82	4,107																								
3	1127	BRICK 8"	0 100	0	0	96.00	SF	11.00	11.00	100	2002	2002	3	95	1,003																								
LAND DESCRIPTION					TOTAL OB/XF															8,120																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						