

LOT 163
IN OR 1087/496
FLORA PARKE 2B PB 6/255

SCHOPF CHARLES H II & LISA B
31154 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0163-0000



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 60
Interior Floo	12	HARDWOOD 40
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	1,565	100	1,565	192,173
FGR	504	55	277	34,014
FOP	32	30	10	1,228
PTO	126	5	6	737

TOTALS	2,227		1,858	228,152
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20
3	0911	SCRN RM A	0	100	0	0	126.00	SF	17.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,858	109.7600	137.20	254,918	2002	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2003 Heated Area: 1565 HX Base Yr 2003											

31154 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2002	2002	3	82	2,908	
3	0911	SCRN RM A	0	100	0	0	126.00	SF	17.50	17.50	100	2003	2003	3	21	463	

LAND DESCRIPTION										TOTAL OB/XF 6,381									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				228,152	
TOTAL MARKET OB/XF VALUE				6,381	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				309,533	
SOH/AGL Deduction				148,095	
ASSESSED VALUE				161,438	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				111,438	
TOTAL JUST VALUE				309,533	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				289,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801110	REPAIR/RRF	6,516	02/01/2018
B0209709	NEW CONSTR	123,183	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1087/0496	10/14/2002	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE 144,900
GRANTEE: SCHOPF CHARLES II &					
1053/0400	5/01/2002	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					28,500
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W18 N2 W4 S2 W2 PTO=[YR=2002] N9 W14 S9 E14\$ W25 S34 E12 FOP=[YR=2002] S1 E7 N1 W1 N5 W5 S5 W1\$ E1 N5 E5 S5 E10 FGR=[YR=2002] S20 E21 N24 W21 S4\$ N4 E21 N30\$.									