LOT 165
FLORA PARKE 2B PB 6/255

**BRASIER RICHARD/ZOOLE MIRIAM**
33379 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-0550-0165-0000**

## BUILDING CHARACTERISTICS

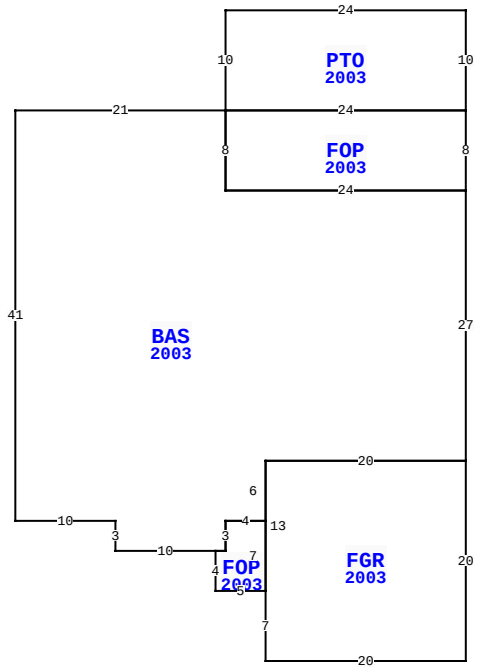
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,566 | 100 | 1,566 | 193,370 |
| FGR | 400 | 55 | 220 | 27,166 |
| FOP | 32 | 30 | 10 | 1,235 |
| FOP | 192 | 30 | 58 | 7,162 |
| PTO | 240 | 5 | 12 | 1,481 |
| TOTALS | 2,430 | | 1,866 | 230,414 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,866 | 109.7600 | 137.20 | 256,015 | 2003 | 2003 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1566 HX Base Yr




31092 GRASSY PARKE DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 230,414 |
| TOTAL MARKET OB/XF VALUE | 7,306 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 312,720 |
| SOH/AGL Deduction | 58,144 |
| ASSESSED VALUE | 254,576 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 254,576 |
| TOTAL JUST VALUE | 312,720 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 292,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1801241 | REPAIR/RRF | 14,418 | 02/01/2018 |
| P0363963 | NEW CONSTR | 122,103 | 06/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2414/1568 | 12/08/2020 | WD | Q | I | 02 | 210,000 |
| GRANTOR: BARASHES DALE J | | | | | | |
| GRANTEE: BRASIER RICHARD & M | | | | | | |
| 2392/1819 | 9/16/2020 | FJ | U | I | 11 | 0 |
| GRANTOR: BARASHES EUGENE M EST | | | | | | |
| GRANTEE: BARASHES DALE J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2003] W24 S10 BAS=[YR=2003] W21 S41 E10 S3 E10 FOP=[YR=2003] S4 E5 FGR=[YR=2003] S7 E20 N20 W20 S13$ N7 W4 S3 W1$ E1 N3 E4 N6 E20 N27 W24 N8$ FOP=[YR=2003] S8 E24 N8 W24$ E24 N10$ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 608.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 83 | 2,624 | |
| 3 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 176.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 93 | 1,637 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,306

| 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 | 0 | | 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